

10305B 149 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2172633



## \$380,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,377 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Drinking Water
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** Window coverings

Welcome to this fantastic opportunity in the sought-after Whispering Ridge community! Just steps away from the local school, this beautiful home is perfect for families and anyone seeking a well priced home in a great neighborhood. This nearly-new home is only 1 year old still has 9 years of new home warranty and boasts a modern design with luxurious quartz countertops in the kitchen. The 2 story layout is ideal for families with nice separation from the living space to the sleeping area and also hosting a upper floor laundry room for your convenience. The partially developed basement offers endless potential— with just a bit of trim work and a bathroom completion you will have a fully finished home. Enjoy a single-car garage, extra long driveway and a fully fenced side yard outside. The quiet neighborhood provides a peaceful retreat while being close to essential amenities.! Don't miss your chance to own a home with modern feel I in a prime location! For more information or to schedule a viewing, contact us today!