

\$383,000 - 10301a 149 Avenue, Rural Grande Prairie No. 1, County of

MLS® #A2209841

\$383,000

3 Bedroom, 3.00 Bathroom, 1,440 sqft
Residential on 0.05 Acres

Whispering Ridge, Rural Grande Prairie No. 1,
County of, Alberta

Welcome to this executive-style 4-plex unit nestled in the prestigious and highly desirable Whispering Ridge community!

Step inside and prepare to be wowed by the upscale finishes throughout—gorgeous custom kitchen cabinetry, eye-catching countertops, upgraded flooring, elegant tiled backsplash, and gleaming stainless steel appliances that make a statement.

Upstairs, you'll find a thoughtful layout featuring a 3-piece main bath, convenient second-floor laundry, and 3 generously sized bedrooms—including a primary suite with double vanities and a luxurious walk-in shower.

Enjoy the peace and tranquility of country-style living with the bonus of in-town amenities and the benefit of lower county taxes. The landscaped yard adds to the charm and curb appeal, while the attached garage means no more scraping windshields on frosty mornings. Oh—and did we mention the AIR CONDITIONING? Stay cool and comfortable all summer long with CENTRAL AIR CONDITIONING already installed!

Location-wise, it doesn't get much better—just down the road from one of the area's most sought-after schools, making this an ideal choice for families or future tenants alike. Plus, the school is only a 2-minute walk away! This property will not last long!!



Built in 2023

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2209841 |
| Price | \$383,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,440 |
| Acres | 0.05 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 10301a 149 Avenue |
| Subdivision | Whispering Ridge |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8X0R8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | No Smoking Home, Open Floorplan, Pantry, Sump Pump(s) |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air, Full |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Lot Description | Landscaped |
| Roof | Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 12th, 2025 |
| Days on Market | 17 |
| Zoning | MDR |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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