

\$749,900 - 10509 149a Avenue, Rural Grande Prairie No. 1, County of

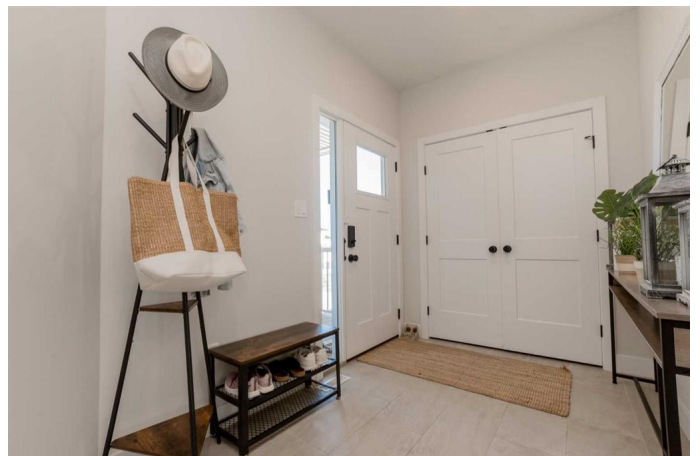
MLS® #A2256629

\$749,900

4 Bedroom, 3.00 Bathroom, 2,165 sqft
Residential on 0.21 Acres

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

Fantastic family home in private and quiet Whispering Ridge cul de sac! This spacious and beautiful home has so much to offer. The open kitchen, living and dining areas boast an abundance of windows, vaulted ceilings with beam detail, a gas fireplace, and a huge central island with pendant lighting and bar seating. The sliding glass doors provide access to the covered deck and back yard. The butler pantry has quartz counter, cabinetry and lots of shelving for storage, and has access from the garage entry for convenient grocery delivery! There is also a bench, coat hooks and entry area from the garage that can be closed off from the main entrance. And there's a powder room on the main floor as well. Upstairs offers a laundry room, a second living area, two large bedrooms and main bathroom with double sinks, and the beautiful primary suite with walk in closet and 5pc bathroom that features a custom tile/glass shower and large soaker tub. The basement is partially developed with a 4th bedroom completed and space for a future family/rec room, bathroom, and utility and storage room. The heated garage has 14'w x 10'h overhead doors, hot/cold taps and epoxy floor. There is also an abundance of gravel RV parking. Recent updates to the exterior of the home: the front yard has new sod, tree, rock, and the storage area under the front step has been



levelled and gravel has been added, and the back yard has new topsoil and seed, new trees planted, and storage under the deck has been levelled and gravel added. If you've been looking for a home with tons of natural light, functional spaces, and modern finishes - you've found it!

Built in 2020

Essential Information

MLS® #	A2256629
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,165
Acres	0.21
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	10509 149a Avenue
Subdivision	Whispering Ridge
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0V4

Amenities

Parking Spaces	9
Parking	Concrete Driveway, Heated Garage, Triple Garage Attached, See Remarks
# of Garages	3

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	9
Zoning	RR2

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.