

10612 149A Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2197431



## \$749,900

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,581 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Heated Garage, Oversized, Quad o		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Controls, AC, garage heater, shed, blinds

Gorgeous move-in ready fully developed home in the very popular family neighborhood of Whispering Ridge. This 4 yr old High Mark built "Quinna" floor plan is better than new with all the extras completed for you! Oversized quad garage greets you as you pull up to this stunning home located across from a children's park on a quiet side street just 1 block away from Elementary school. Spacious front entry offers tons of space to welcome guests and has easy garage access with cubby storage for kids "drop-zone". Main floor is open concept with 14' vaulted timber ceilings, hardwood throughout, tons of North facing windows, white kitchen with corner pantry, center island, high-end appliances and quartz countertops. 2nd & 3rd bedrooms located just down the hall with generous sized main floor bath. Oversized primary bedroom located over the garage with modern fluted feature wall, walk-in closet and spa-like ensuite including fully enclosed glass shower/tub combo with dual shower heads & soaker tub as well as his/her sinks. Bsmt is fully developed with separate laundry room featuring wash sink + folding table, nice sized TV room and 4th & 5th bedroom with 3rd full bath. This home is fully fenced, landscaped, includes a shed for extra storage and is complete with AC. The oversized heated garage still allows room for RV parking with dbl gate, this home checks all the boxes in ana amazing neighborhood with great walking trails, school and County taxes, book your private showing today!