

\$668,000 - 10717 150 Avenue, Rural Grande Prairie No. 1, County of

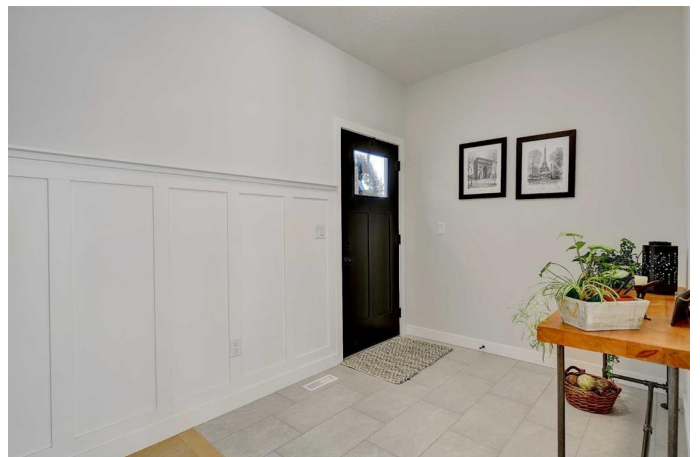
MLS® #A2203960

\$668,000

3 Bedroom, 3.00 Bathroom, 1,871 sqft
Residential on 0.19 Acres

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

Looking for a home that's practically new without the hefty price tag of a new build? Check out this turnkey residence in Whispering Ridge, ready for immediate enjoyment. Or have this executive home as a great cash flowing AirBNB Investment as it has been over the last year grossing income of \$65,000 over the last year!!! This 4-year-old Little Rock home boasts 2800 sq ft of living space. The second story features a bonus room, laundry room, a stunning bathroom with dual sinks, and three bedrooms, including a master with a coveted en-suite that includes a freestanding soaker tub and a tiled walk-in shower. The convenience of an upper-level laundry room near all bedrooms is a thoughtful touch. The main level offers an open concept floor plan with a \$12,000 stainless steel appliance package, including a gas cooktop, wall oven, and dishwasher. A walk-through pantry and boot room lead to a triple car garage. There's also a handy half bath on this level. The unfinished basement presents an opportunity to add value. Enjoy year-round comfort with on-demand hot water, a high-efficiency furnace, and installed A/C. The backyard, with no rear neighbors, has seen a \$50,000 investment, featuring a wood deck leading to a stone patio with a BBQ gas line hookup and a B-Green Irrigation-installed system for a lush lawn. The fully fenced yard



and county taxes add to the appeal. This property is a must-see for its incredible value. Contact a Real Estate Agent for a private viewing today!

Built in 2021

Essential Information

MLS® #	A2203960
Price	\$668,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,871
Acres	0.19
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	10717 150 Avenue
Subdivision	Whispering Ridge
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0S3

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Gas Cooktop, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 23rd, 2025
Days on Market	30
Zoning	RR-2

Listing Details

Listing Office	RE/MAX Grande Prairie
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