

# **\$388,000 - 10301a 149 Avenue, Rural Grande Prairie No. 1, County of**

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MLS® #A2209841

**\$388,000**

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	\$388,000
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	10
Zoning	MDR

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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