

# \$740,000 - 10500 149a Avenue, Rural Grande Prairie No. 1, County of

MLS® #A2211647

**\$740,000**

3 Bedroom, 3.00 Bathroom, 1,788 sqft  
Residential on 0.25 Acres

N/A, Rural Grande Prairie No. 1, County of,  
Alberta

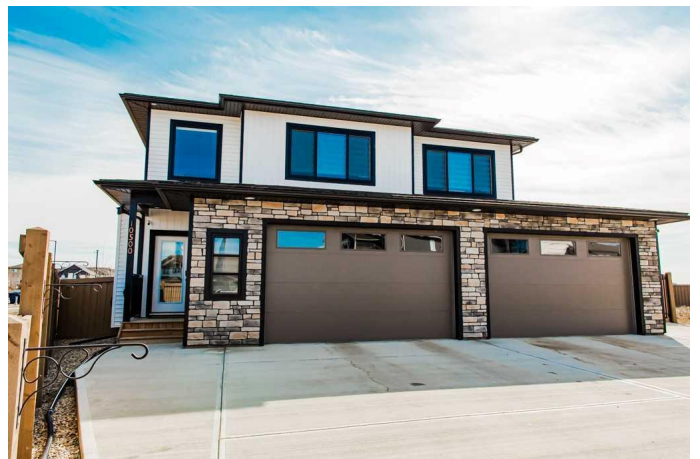
Whispering Ridge Comfort | Thoughtfully  
Updated Hendrix Plan on a Spacious Lot with  
no Rear Neighbours

Tucked into a quiet cul-de-sac in the desirable  
Whispering Ridge community, this thoughtfully  
updated Hendrix plan stands out with its  
functional layout and stylish finishing's.  
Offering nearly 1,800 sq ft of well-designed  
living space and situated on a 10,000+ sq ft  
lot, this modified bi-level home blends  
everyday comfort with elevated style.

From the spacious front entry, youâ€™re  
welcomed into an open-concept main floor  
where the kitchen, dining, and living spaces  
come together under vaulted ceilings accented  
with warm timber beams and a tray feature. A  
stone fireplace creates a cozy focal point,  
perfect for relaxing or entertaining.

The sunlit kitchen is both practical and  
beautiful, featuring quartz countertops, quality  
appliances, a walk-in pantry, generous prep  
space, and a convenient spacious island for  
casual meals or entertaining guests. The  
layout flows effortlessly, making it a perfect  
space for daily living.

A highlight of this floorplan is the main floor  
primary suite, offering his and hers closets, a



five-piece ensuite with a soaker tub and separate shower. An oversized window was added to the bedroom, allowing soft natural light to fill the space. that brings in soft natural light. Laundry is conveniently located on the main level. Two additional bedrooms and a full bathroom are found on the upper level, providing a private and functional space for family or visitors.

The open basement is ready for development and has the potential to include two more bedrooms, a large recreation area, and an additional bathroomâ€”offering flexibility for future needs.

Outside, the home continues to impress with a large concrete driveway, an extended front pad, and RV parking that stretches through to the backyard. The oversized triple garage is fully insulated, drywalled, painted, and heated, with upgraded garage doors and a man door for easy backyard access.

The professionally landscaped yard includes concrete curbing, a full irrigation system, mature trees and shrubs, a shed, a gazebo, and custom metal gates by Metal Lord Fabrication. Upper and lower decks extend your outdoor living options, while fencing provides privacy and security.

During construction and afterward, a number of thoughtful upgrades were added to enhance everyday living, including custom backsplash and hardware in the kitchen, upper laundry cabinets, air conditioning, blinds, upgraded electrical, a pocket door in the primary suite, upgraded exterior stonework, and more.

This home offers a perfect balance of comfort, style, and functionalityâ€”all set in a prime location in Whispering Ridge with the bonus of county taxes. A must-see for anyone looking

for a home that's move-in ready with room to grow. Book your private tour today!

Built in 2020

### Essential Information

MLS® #	A2211647
Price	\$740,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,788
Acres	0.25
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	10500 149a Avenue
Subdivision	N/A
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0V4

### Amenities

Parking Spaces	10
Parking	Concrete Driveway, Heated Garage, Oversized, RV Access/Parking, Secured, Additional Parking, Quad or More Attached, See Remarks

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	5
Zoning	RR-2

### **Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
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