

# **\$714,900 - 10509 149a Avenue, Rural Grande Prairie No. 1, County of**

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MLS® #A2208896

**\$714,900**

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

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

**\*OPEN HOUSE\* SATURDAY, May 3rd 2-4PM.** This stunning 2 storey home is situated on a large lot at the end of a quiet cul-de-sac in Whispering Ridge with close proximity to the school, playground and walking trails. Step into this bright and beautifully designed home featuring an open concept main floor with an abundance of large windows, vaulted ceilings with timber beam accents and a dream kitchen complete with quartz counters, a center island, stainless steel appliances, white cabinets and a gorgeous butler pantry. The boot room has a built-in bench to help keep the kids organized and access to the garage. A cozy living room with gas fireplace, oversized dining area and powder room complete the main floor. Upstairs includes a bonus room, convenient top floor laundry room, full bathroom with double sinks and three bedrooms including the gorgeous primary with walk in closet and ensuite with his/her sinks, soaker tub and separate tiled shower. Downstairs is partially finished with vinyl plank flooring on the stairs and a completed fourth bedroom. The rest of the basement is ready for your finishing touches. The garage is finished, heated, has high ceilings, complete with epoxy floors and basketball court details. The backyard is landscaped and has a section of gravel perfect for a dog run or to park an RV, partially fenced



and has a nice covered deck to enjoy. Other notable features include enclosed storage under the front steps and back deck, air-conditioning, built-in speakers and custom blinds. This home delivers the perfect combination of luxury and function both inside and out. Book your showing today and see it for yourself.

Built in 2020

### Essential Information

MLS® #	A2208896
Price	\$714,900
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	4
Parking	Heated Garage, Quad or More Attached
# of Garages	3

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 7th, 2025
Days on Market	33
Zoning	RR2

## Listing Details

Listing Office	Royal LePage - The Realty Group
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