

# **\$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 | 26              |
| Zoning         | RR2             |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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