

10310A 148 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2213277



\$369,900

Division:	Whispering Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, Insulated, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	11-72-6-W6
Exterior:	Mixed, Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Pantry		

Inclusions: N/A

Your time to own in one of Grande Prairie's most sought after subdivisions has arrived! Welcome to your affordable, executive two story unit situated on a quiet, no through traffic street with a ton of additional parking. Just steps away from a K-8 school situated within the master planned community of Whispering Ridge. Access to several playgrounds, walking and bike trails throughout the neighbourhood offer a friendly and active lifestyle for you and yours. This low maintenance, NO HOA fees home is an excellent starter, downsize or right sized property. With rental rates commanding over \$2000 per month in these units, and the added benefit of low county taxes, this is surely a great property to add to your real estate portfolio. Upon entry you will notice a spacious entrance with large closet, 2 piece powder room and an open-floor concept seamlessly connecting your kitchen, living and dining area. The kitchen offers quartz countertops, a large island allowing for additional seating and a walk in, corner pantry. The dark stained island offers a rich contrast to the bright white cabinets throughout the rest of the kitchen, keeping the main floor bright and airy. Heading upstairs to the second level you have a full 4 piece bathroom, laundry room, 2 good sized bedrooms and the primary suite. The expansive primary bedroom features a large walk in closet with wood shelving and a dual vanity in the ensuite, offering additional storage as nice sized walk in shower. Outside you have your own 12x24 attached single car garage as well as a low maintenance side yard that is fenced. With a price point below Grande Prairie's average home sale price, this property won't last long. Connect with your preferred agent to set up a viewing today!