\$369,900 - 10310a 148 Avenue, Rural Grande Prairie No. 1, County of

MLS® #A2213277

\$369,900

3 Bedroom, 3.00 Bathroom, 1,472 sqft Residential on 0.05 Acres

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

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!

Built in 2015

Essential Information

MLS® # A2213277
Price \$369,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,472

Acres 0.05 Year Built 2015

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

Community Information

Address 10310a 148 Avenue Subdivision Whispering Ridge

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8X0S1

Amenities

Parking Spaces 3

Parking Driveway, Front Drive, Single Garage Attached, Garage Faces Front,

Insulated

of Garages 1

Interior

Interior Features Double Vanity, Granite Counters, Kitchen Island, Pantry

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features None

Lot Description See Remarks

Roof Asphalt Shingle

Construction Mixed, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed April 19th, 2025

Days on Market 15

Zoning MDR

Listing Details

Listing Office Grassroots Realty Group Ltd.

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