

**10645 152B Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2284106**



# \$709,900

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,736 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Quartz Counters, See Remarks		

**Inclusions:** central AC, garage heater

Welcome to this beautiful 1736 sq.ft. modified bi-level in Whispering Ridge. Built in 2018, this home has upgrades galore with high coffered ceiling, spacious 9'x10' entrance, large open kitchen with upgraded cabinets with quartz counter tops, wood soft close drawers and undermount lighting. The gas fireplace in the open living room and dining area features rock work to the high coffered ceiling plus a 10'x23' covered deck with green space behind. From the kitchen and living area, there are wide stairs that lead to a loft/office area and to the master bedroom that is to die for with the two sided fireplace, walk-in closet and his & hers sinks. The 34'x24' triple car garage has a heater and the home is also equipped with central A/C.