

# \$604,900 - 10613 155 Avenue, Rural Grande Prairie No. 1, County of

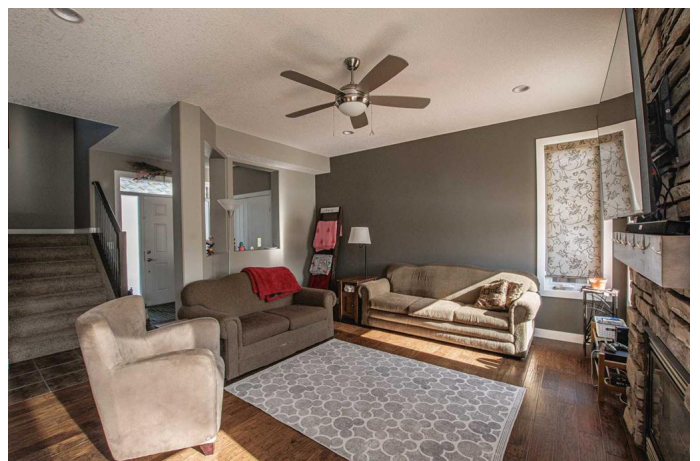
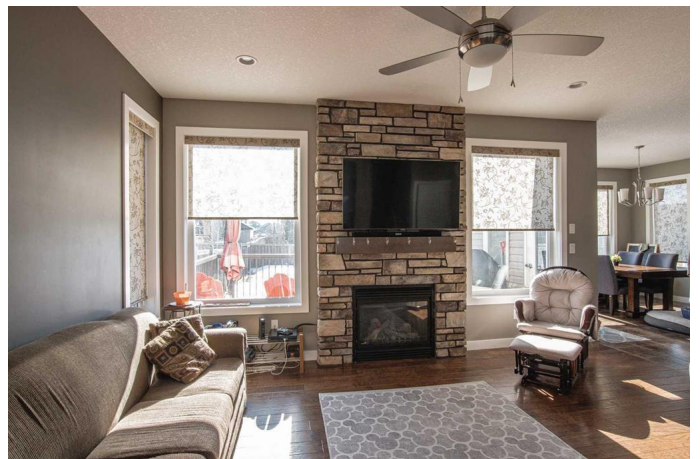
MLS® #A2193052

**\$604,900**

4 Bedroom, 4.00 Bathroom, 1,671 sqft  
Residential on 0.21 Acres

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

3 Car Garage PLUS RV Parking! Nestled on a quiet street in the highly desirable Whispering Ridge community, this fully finished two-storey home offers everything a growing family could need. Located just steps from a park, playground, walking trails, a pond, and a K-8 school, itâ€™s a perfect blend of convenience and tranquility. The spacious main floor features a large tiled entry that flows into an open-concept living area, dining room, and kitchen. The living room is accented by engineered hardwood floors and a floor-to-ceiling stone fireplace, perfect for cozy evenings. The functional kitchen boasts espresso cabinetry, a tiled backsplash, stainless steel appliances, a corner pantry, and a breakfast bar. The dining area provides access to the deck, ideal for entertaining or family meals. A half-bath and a main-floor laundry/mudroom off the garage complete the space. Upstairs, youâ€™ll find two generously sized spare bedrooms with hardwood flooring and a full 4-piece bath with a tile surround. The master suite is a true retreat, featuring a walk-in closet and a luxurious 5-piece ensuite with a double vanity, soaker tub, and separate shower. The fully finished basement offers an additional bedroom, a 4-piece bath, and a large rec room. The homeâ€™s exterior includes a triple attached, heated garage with a man door leading to a spacious and fenced



backyard. Enjoy the south-facing sun from the 16x10 pressure-treated deck, complete with regal railing and a BBQ gas line. Additional features include 9-ft ceilings on both levels, hot water on demand, central A/C, and RV parking. Best of all, this property enjoys the benefit of county taxes. This exceptional home has it all – call your real estate agent to make it yours today!

Built in 2013

### Essential Information

MLS® #	A2193052
Price	\$604,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,671
Acres	0.21
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	10613 155 Avenue
Subdivision	Whispering Ridge
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X0M1

### Amenities

Parking Spaces	5
Parking	Additional Parking, Heated Garage, Off Street, Parking Pad, Triple Garage Attached

# of Garages 3

### **Interior**

Interior Features Bidet, Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed March 5th, 2025

Days on Market 41

Zoning RR-1

### **Listing Details**

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.