

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

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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, Garage Faces Front, Insulated, Single Garage Attached, Front Drive

# 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 Vinyl Siding, Mixed  
Foundation Poured Concrete

### Additional Information

Date Listed April 19th, 2025  
Days on Market 2  
Zoning MDR

### Listing Details

Listing Office Grassroots Realty Group Ltd.

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