

# **\$749,900 - 10612 149a Avenue, Rural Grande Prairie No. 1, County of**

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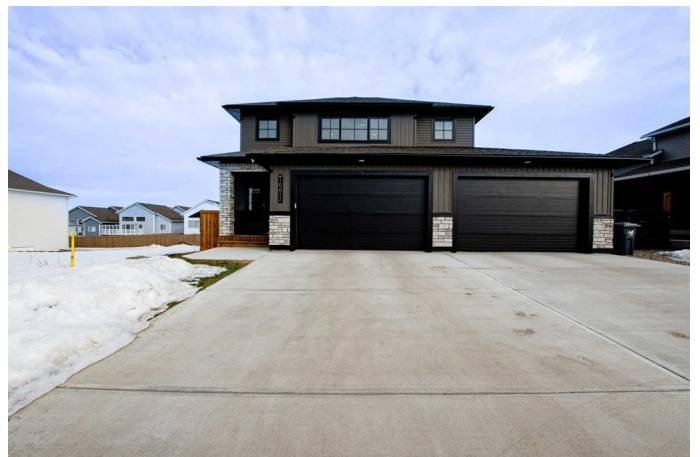
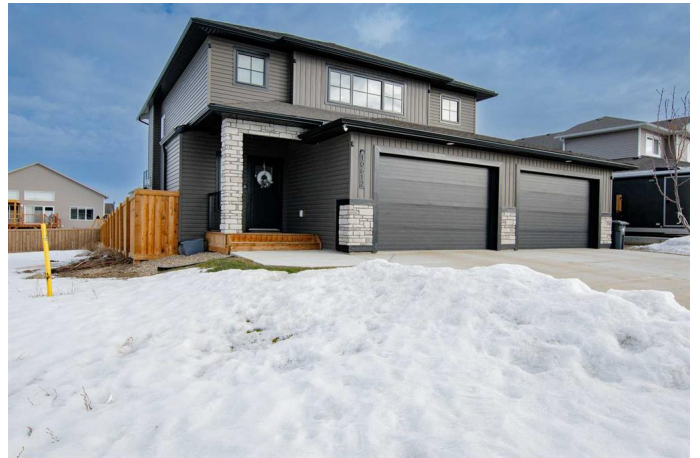
MLS® #A2197431

**\$749,900**

5 Bedroom, 3.00 Bathroom, 1,581 sqft  
Residential on 0.18 Acres

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

Gorgeous move-in ready fully developed home in the very popular family neighborhood of Whispering Ridge. This 4 yr old High Mark built "Quinna" floor plan is better than new with all the extras completed for you! Oversized quad garage greets you as you pull up to this stunning home located across from a children's park on a quiet side street just 1 block away from Elementary school. Spacious front entry offers tons of space to welcome guests and has easy garage access with cubby storage for kids "drop-zone". Main floor is open concept with 14' vaulted timber ceilings, hardwood throughout, tons of North facing windows, white kitchen with corner pantry, center island, high-end appliances and quartz countertops. 2nd & 3rd bedrooms located just down the hall with generous sized main floor bath. Oversized primary bedroom located over the garage with modern fluted feature wall, walk-in closet and spa-like ensuite including fully enclosed glass shower/tub combo with dual shower heads & soaker tub as well as his/her sinks. Bsmt is fully developed with separate laundry room featuring wash sink + folding table, nice sized TV room and 4th & 5th bedroom with 3rd full bath. This home is fully fenced, landscaped, includes a shed for extra storage and is complete with AC. The oversized heated garage still allows room for RV parking with dbl



gate, this home checks all the boxes in an amazing neighborhood with great walking trails, school and County taxes, book your private showing today!

Built in 2021

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2197431          |
| Price          | \$749,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,581             |
| Acres          | 0.18              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

**Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 10612 149a Avenue                     |
| Subdivision | Whispering Ridge                      |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 0W1                               |

**Amenities**

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                   |
| Parking        | Concrete Driveway, Garage Faces Front, Heated Garage, Oversized, Quad or More Attached, See Remarks |
| # of Garages   | 4                                                                                                   |

**Interior**

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Beamed Ceilings |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator,                                                        |

|                 |                  |
|-----------------|------------------|
|                 | Stove(s), Washer |
| Heating         | Forced Air       |
| Cooling         | Central Air      |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Family Room, Gas |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                   |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped, See Remarks, Interior Lot |
| Roof              | Asphalt Shingle                                                         |
| Construction      | Vinyl Siding                                                            |
| Foundation        | Poured Concrete                                                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 9               |
| Zoning         | RR-2            |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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