



780-978-5674

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10706 150 Avenue Rural Grande Prairie No. 1, County of, Alberta

MLS # A2192331



\$679,900

Division:	Whispering Ridge					
Туре:	Residential/House					
Style:	2 Storey					
Size:	1,938 sq.ft.	Age:	2025 (0 yrs old)			
Beds:	3	Baths:	2 full / 1 half			
Garage:	Triple Garage Attached					
Lot Size:	0.16 Acre					
Lot Feat:	Back Yard, City Lot, Front Yard, Rectangular Lot, Standard Shaped Lo					

Floors: Carpet	i, Tile, Vinyl Plank	Sewer:	Dublic Course
			Public Sewer
Roof: Aspha	It Shingle	Condo Fee:	-
Basement: Full, U	nfinished	LLD:	-
Exterior: See R	emarks	Zoning:	RR-2
Foundation: Poured	d Concrete	Utilities:	-

Inclusions: \$10000 cash back for appliances and/or other inclusions

See Remarks

Features:

NOW OFFERING A \$10,000 Cash back incentive. " The Meghan" by Little Rock Builders is a 1900+ sq ft 2 story plan with a walk out basement, bonus room & upstairs laundry! This house is located in Whispering Ridge 10706 150 Ave. The main floor offers a functional open space that's great for hosting & entertaining. The kitchen, living and dining area is open, bright, super functional. It has a walk-through pantry that leads you into a boot room entry coming in from the garage. Plus there is a nice sized front entry. Upstairs you'll find 3 bedrooms, 2 full bathrooms, a bonus room & laundry room. The master bedroom includes a large wall in closet, beautiful ensuite and a large bedroom space. And you will appreciate the functional touches of the laundry room, double sinks in the main bath and the large bonus room. The oversized garage measures 36 X 25'6" giving you lots of space for vehicles & toys! Possession will be 3-4 months after we receive a conditional offer.