

**10620 150 Avenue
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2146015



\$699,800

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,099 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Water: Public

Floors: Carpet, Tile, Vinyl

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished, Walk-Out To Grade

LLD: 11-72-6-W6

Exterior: Vinyl Siding

Zoning: RR-2

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: N/A

IMMEDIATE POSSESSION AVAILABLE! Amazing 2 year old Peyton plan built by Unique Home Concepts is better than new. This home is beautifully landscaped with concrete curbing, trees, concrete patio, large, covered deck, & irrigation system for the front & back yard. Main level offers vinyl plank flooring through-out, cozy fireplace in living room with remote control blinds. Kitchen features center island with eating bar, butler pantry, soft close cupboards & doors. Leading to the garage is a half bath and mud room with individual hooks and stalls great for organization. Upstairs master suite includes ensuite with dual sinks, large, tiled shower, deep soaker tub; then through the walk in closet you have direct access to the laundry room. On the upper level there is also a large bonus room, 2 more bedrooms, as well as a full bathroom including a double vanity. Walk out basement is left undeveloped with plenty of space to add a man cave, rec room, extra bedrooms & bathrooms or whatever else you can imagine. Triple garage has epoxy floors and is finished & heated with floor drains, meaning you never have to get into a cold vehicle or brush snow in the morning. Additional upgrades include gas line to deck for BBQ, CENTRAL AIR to keep cool during those hot days. As a bonus you have all the great features of living in the city without the city taxes. This home shows incredible, it's a must see!!!