

**10737 150 Avenue  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2200504**



**\$578,500**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,653 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared, Front Yard, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Built by the reputable homebuilder Little Rock, this stunning custom home in highly desirable Whispering Ridge is only five years old and boasts incredible curb appeal with low-maintenance green turf, rock accents, and a double concrete driveway leading to the heated 26 x 21 garage. Massive front windows flood the space with natural light, highlighting the super high vaulted ceilings, a gorgeous brick fireplace stretching to the top, a handcrafted wood mantle, faux wood beams, and shiplap. The remarkable U-shaped kitchen features a stylish tile backsplash, newer appliances, matching floating shelves, and a built-in range hood, while the spacious dining area has patio doors leading to a covered deck. A beautiful barn door separates the powder room, mudroom, and garage entrance for added privacy. Upstairs, a versatile flex area connects the bedrooms and bathrooms, with the main full bath offering hard surface countertops, a tile backsplash, and a tub surround. The upper-level laundry room includes a sink and extra cabinetry for convenience. Two generously sized bedrooms complement the enormous master suite, which features a board & batten feature wall, a private balcony overlooking the backyard, and a full ensuite with a barn door entrance, hard surface counters, a tile backsplash, a tile tub surround, a water closet, and an enormous walk-in closet with built-in organizers. The landscaped backyard is an entertainer's dream, featuring a beautifully designed concrete retaining wall with a fireplace area. This incredible property is a must-see!