

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

**MLS # A2035828**

**\$649,900**



<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,904 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Standard Shaped Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** \$5000 appliance allowance

"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. There is a \$5000 appliance included.