



**GRASSROOTS**  
REALTY GROUP

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**10717 150 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2203960**



**\$668,000**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,871 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

<b>Inclusions:</b>	Most Furniture Negotiable
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Looking for a home that's practically new without the hefty price tag of a new build? Check out this turnkey residence in Whispering Ridge, ready for immediate enjoyment. Or have this executive home as a great cash flowing AirBNB Investment as it has been over the last year grossing income of \$65,000 over the last year!!! This 4-year-old Little Rock home boasts 2800 sq ft of living space. The second story features a bonus room, laundry room, a stunning bathroom with dual sinks, and three bedrooms, including a master with a coveted en-suite that includes a freestanding soaker tub and a tiled walk-in shower. The convenience of an upper-level laundry room near all bedrooms is a thoughtful touch. The main level offers an open concept floor plan with a \$12,000 stainless steel appliance package, including a gas cooktop, wall oven, and dishwasher. A walk-through pantry and boot room lead to a triple car garage. There's also a handy half bath on this level. The unfinished basement presents an opportunity to add value. Enjoy year-round comfort with on-demand hot water, a high-efficiency furnace, and installed A/C. The backyard, with no rear neighbors, has seen a \$50,000 investment, featuring a wood deck leading to a stone patio with a BBQ gas line hookup and a B-Green Irrigation-installed system for a lush lawn. The fully fenced yard and county taxes add to the appeal. This property is a must-see for its incredible value. Contact a Real Estate Agent for a private viewing today!