

\$349,900 - 10301b 149 Avenue, Rural Grande Prairie No. 1, County of

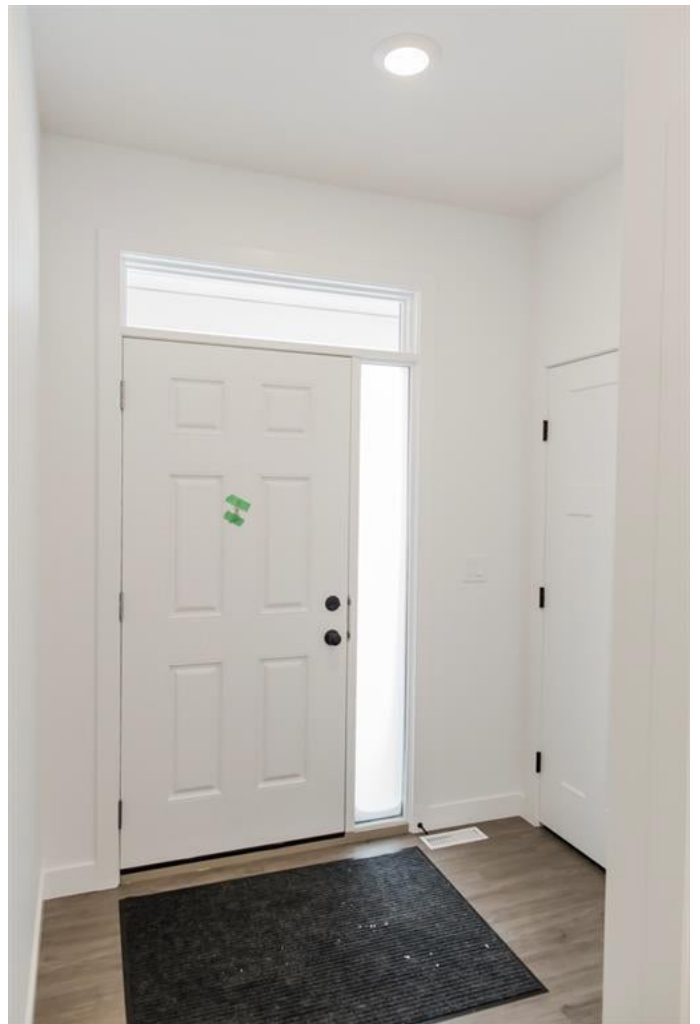
MLS® #A2116304

\$349,900

3 Bedroom, 3.00 Bathroom, 1,377 sqft
Residential on 0.05 Acres

Whispering Ridge, Rural Grande Prairie No. 1,
County of, Alberta

Crosslink job 348C. Indulge in the epitome of modern luxury with these brand new 2-story units, crafted to perfection by Crosslink. Ideal for first-time buyers or savvy investors looking to expand their rental portfolio, these residences offer an unparalleled blend of style and functionality. Step inside to discover a main floor adorned with exquisite vinyl plank flooring, setting the stage for open concept living at its finest. The kitchen, a true culinary masterpiece, boasts stunning countertops and backsplash, complemented by a spacious pantry for all your storage needs. Upstairs, three bedrooms await, including a lavish primary suite featuring a walk-in closet and a stunning ensuite—a private retreat for relaxation and rejuvenation. With the convenience of laundry facilities just steps away, everyday tasks become a breeze. One of the highlights of these units is the attached garage—a coveted feature, especially during the summer and winter months. Imagine the convenience of having a sheltered space to park your vehicle or store your outdoor gear, all within the comfort of your own home. Located right by the school and nestled in the serene community of Whispering Ridge, these units offer the added bonus of county taxes—a rare find indeed. Plus, with a yard for each unit, outdoor enjoyment is always at your fingertips. Don't miss out on the



opportunity to experience luxury living at its finest. Schedule a viewing today with your favorite agent! * Pictures are from a previous build and are subject to change*

Built in 2024

Essential Information

MLS® #	A2116304
Price	\$349,900
Sold Price	\$368,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,377
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	10301b 149 Avenue
Subdivision	Whispering Ridge
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0R8

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished



Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	May 23rd, 2024
Days on Market	64
Zoning	MDR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.