



DON'T GAMBLE WITH YOUR HOME.
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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!!!