



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

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

MLS # A2151631



**\$659,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <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>     | Public       |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank | <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>   | See Remarks               | <b>Zoning:</b>    | RR-2         |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -            |
| <b>Features:</b>   | See Remarks               |                   |              |

**Inclusions:** N/A

"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.