



DON'T GAMBLE WITH YOUR HOME.
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10717 150 Avenue
 Rural Grande Prairie No. 1, County of, Alberta

MLS # A2203960



\$668,000

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

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Most Furniture Negotiable

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!