

**10512 149 A Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2194965**



**\$739,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,765 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, 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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** TV MOUNTS, SHED, EPSON PROJECTOR, DENON AMPLIFIER, SOUNDSTAGE SPEAKERS, PROJECTOR SCREEN, (3) TWO-SEAT HOME THEATRE RECLINERS, GARAGE DOOR OPENER + REMOTES, ALL WINDOW COVERINGS.

Immaculate Harker Home! This fully professionally developed modified bi-level is perfectly situated, backing onto Whispering Ridge Community School, in a cul de sac with minimal traffic. Upon entry you're greeted with a grand, modern entry way with conveniently located adjoining laundry room. Open concept main floor boasts a chef's dream kitchen with quartz countertops, large island, white custom cabinetry with soft close, walk in pantry, top of the line black stainless LG appliances and gas range. The living room features 12ft high ceilings, expansive windows, and a gas fireplace for cozy days. The Primary Bedroom on the upper level offers a walk-in closet and ensuite with a double floating vanity, soaker tub and fully tiled, glass enclosed shower. Two additional bedrooms and a 3-piece bathroom complete the main floor. The professionally developed basement is a standout! Featuring a Dolby Atmos 12-speaker home theatre system with a 4K 3D projector, 140" projector screen, 3 power reclining theatre love-seats. It's also painted dark and has black out shades for the perfect at home movie experience! There is also an additional bedroom and 3-piece bathroom with a rainfall shower head. Stay comfortable year-round with central AC & custom window coverings. The finished & heated 23.5'x32.5' triple car garage is perfect to store your toys. The backyard is fully landscaped with a new composite deck with full waterproofed underneath storage, a 10x10 shed, poured concrete apron, and patio. Enjoy hassle-free lawn care with the app-enabled irrigation system. Contact your preferred REALTOR® to schedule a viewing today!