

# \$668,000 - 10717 150 Avenue, Rural Grande Prairie No. 1, County of

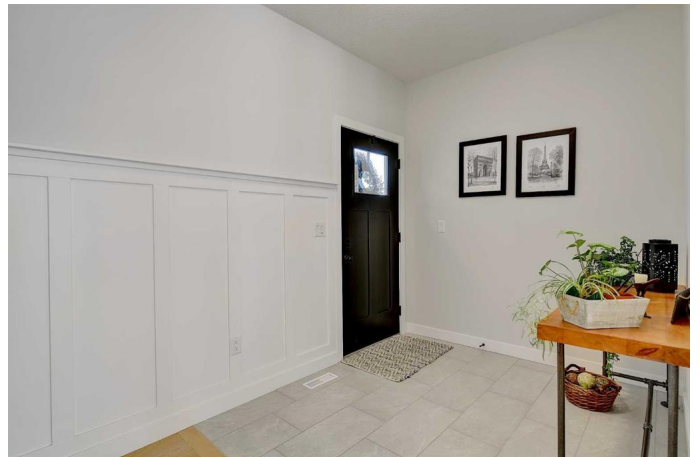
MLS® #A2203960

**\$668,000**

3 Bedroom, 3.00 Bathroom, 1,871 sqft  
Residential on 0.19 Acres

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

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!

Built in 2021

### Essential Information

MLS® #	A2203960
Price	\$668,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,871
Acres	0.19
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	10717 150 Avenue
Subdivision	Whispering Ridge
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0S3

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Gas Cooktop, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 23rd, 2025
Days on Market	31
Zoning	RR-2

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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