

**10616 150 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2068905**

**\$669,900**



<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Unfinished, Walk-Out To Grade	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Builder to provide RPR, one year builders warranty, 10 year Alberta New Home Warranty

Unique Home Concepts Job #601 - "The Monte Carlo" located in the family friendly neighbourhood of Whispering Ridge. Home is finished and ready for immediate possession. Sitting just on the outskirts of Grande Prairie you are close to all amenities and have city services but get the benefit of County taxes. Spacious open floor plan offers plenty of natural light and fireplace in living room. Kitchen features tons of storage space, quartz countertops, center island, butlers pantry & more. Main level also includes 1/2 bath and large mudroom off garage with built in benches and coat racks. Upstairs you will find the master suite complete with walk in closet & ensuite with tub, separate shower & double vanity. There are also 2 more good sized bedroom as well as a full bathroom. Bonus room & home office plus laundry room mean everything you need is right there for your convenience. Walk out basement is left undeveloped for you - add more bedrooms, create a rec room, playroom, mother in law suite - the options are endless. Triple garage means you will never have to brush snow off you vehicle in the morning and still have room for your toys.