

# \$740,000 - 10500 149a Avenue, Rural Grande Prairie No. 1, County of

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MLS® #A2211647

**\$740,000**

3 Bedroom, 3.00 Bathroom, 1,788 sqft  
Residential on 0.25 Acres

N/A, Rural Grande Prairie No. 1, County of, Alberta

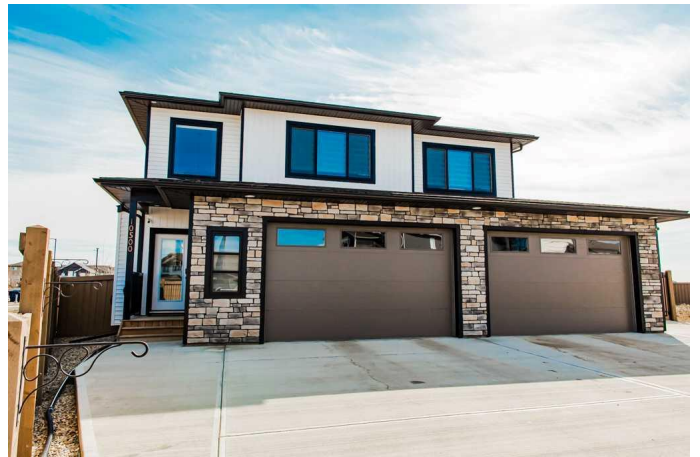
Whispering Ridge Comfort | Thoughtfully Updated Hendrix Plan on a Spacious Lot with no Rear Neighbours

Tucked into a quiet cul-de-sac in the desirable Whispering Ridge community, this thoughtfully updated Hendrix plan stands out with its functional layout and stylish finishing's. Offering nearly 1,800 sq ft of well-designed living space and situated on a 10,000+ sq ft lot, this modified bi-level home blends everyday comfort with elevated style.

From the spacious front entry, youâ€™re welcomed into an open-concept main floor where the kitchen, dining, and living spaces come together under vaulted ceilings accented with warm timber beams and a tray feature. A stone fireplace creates a cozy focal point, perfect for relaxing or entertaining.

The sunlit kitchen is both practical and beautiful, featuring quartz countertops, quality appliances, a walk-in pantry, generous prep space, and a convenient spacious island for casual meals or entertaining guests. The layout flows effortlessly, making it a perfect space for daily living.

A highlight of this floorplan is the main floor primary suite, offering his and hers closets, a



five-piece ensuite with a soaker tub and separate shower. An oversized window was added to the bedroom, allowing soft natural light to fill the space. that brings in soft natural light. Laundry is conveniently located on the main level. Two additional bedrooms and a full bathroom are found on the upper level, providing a private and functional space for family or visitors.

The open basement is ready for development and has the potential to include two more bedrooms, a large recreation area, and an additional bathroomâ€”offering flexibility for future needs.

Outside, the home continues to impress with a large concrete driveway, an extended front pad, and RV parking that stretches through to the backyard. The oversized triple garage is fully insulated, drywalled, painted, and heated, with upgraded garage doors and a man door for easy backyard access.

The professionally landscaped yard includes concrete curbing, a full irrigation system, mature trees and shrubs, a shed, a gazebo, and custom metal gates by Metal Lord Fabrication. Upper and lower decks extend your outdoor living options, while fencing provides privacy and security.

During construction and afterward, a number of thoughtful upgrades were added to enhance everyday living, including custom backsplash and hardware in the kitchen, upper laundry cabinets, air conditioning, blinds, upgraded electrical, a pocket door in the primary suite, upgraded exterior stonework, and more.

This home offers a perfect balance of comfort, style, and functionalityâ€”all set in a prime location in Whispering Ridge with the bonus of county taxes. A must-see for anyone looking

for a home thatâ€™s move-in ready with room to grow. Book your private tour today!

Built in 2020

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211647          |
| Price          | \$740,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,788             |
| Acres          | 0.25              |
| Year Built     | 2020              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

**Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 10500 149a Avenue                     |
| Subdivision | N/A                                   |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 0V4                               |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 10  |
| Parking        | Concrete Driveway, Heated Garage, Oversized, RV Access/Parking, Secured, Additional Parking, Quad or More Attached, See Remarks |

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | See Remarks |
| Heating           | Forced Air  |
| Cooling           | Central Air |
| Fireplace         | Yes         |

|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Storage  |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Underground Sprinklers, Pie Shaped Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 3                |
| Zoning         | RR-2             |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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