



780-978-7122  
sukhu@grassrootsrealtygroup.ca

10609 152B Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2301542



**\$795,500**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,135 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	City Lot		

**Heating:** Forced Air

**Water:** Public

**Floors:** Carpet, Ceramic Tile, Hardwood, Vinyl Plank

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** RR-2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water

**Inclusions:** Window Coverings

EMBRACE LUXURY LIVING & LOW COUNTY TAXES. This beautifully maintained, fully developed 5 BED, 3.5 BATH Ally Crosstown home by Harker Homes offers a rare combination of style, space, and quality craftsmanship. Built in 2019, this executive two-storey stands out with its thoughtful design, upscale finishes, and true move-in-ready condition. The main level showcases a stunning chef's kitchen featuring floor-to-ceiling cabinetry, quartz countertops, a gas stove, and a convenient walk-through pantry—designed for both entertaining and daily living. Engineered hardwood flooring and high-end fixtures carry throughout, creating a cohesive and refined aesthetic. Offering 2,135 sq ft above grade, this home is as functional as it is beautiful, highlighted by an XL TRIPLE CAR GARAGE WITH TWO MAN DOORS, upper floor laundry, and three separate living spaces—including a LIVING ROOM, BONUS ROOM, and FULLY DEVELOPED BASEMENT flex room. Whether you need a home office, playroom, or the ultimate man cave, this layout adapts to your lifestyle. Step outside to a thoughtfully enhanced south facing backyard retreat, featuring an extended deck complete with a pergola and privacy wall—perfect for relaxing or entertaining. Trees that bloom along the back add both beauty and an extra layer of privacy. The basement was professionally completed in January 2020, and additional upgrades include a garage heater, central A/C, garburator, and central vacuum. And lastly, enjoy the views with just a minute walk to the pond and walking trails. This is turnkey living at its finest—book your private showing today.