

# \$409,900 - 10306b 148 Avenue, Rural Grande Prairie No. 1, County of

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MLS® #A2254656

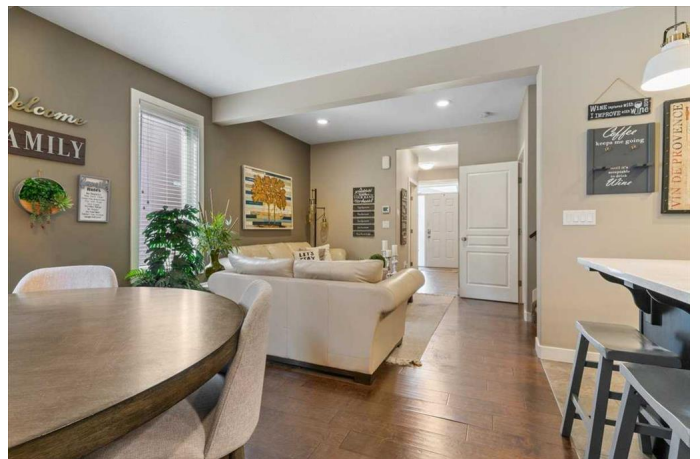
**\$409,900**

3 Bedroom, 4.00 Bathroom, 1,528 sqft  
Residential on 0.06 Acres

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

A bright, low-maintenance home in highly sought-after WHISPERING RIDGE, set on a friendly street just a short stroll to the K&#8 school, parks, and walking trails. With approximately 2,148.22 sq ft total exterior area across three levels, this is the kind of place that feels welcoming the moment you step inside&#201warm light, clean lines, and spaces that simply work for real life. The kitchen is a true highlight: new quartz countertops anchor the room with a polished, durable surface; soft-close cabinetry keeps the look streamlined and quiet; a tile backsplash adds texture; and stainless steel appliances make everyday cooking a pleasure. There&#2s easy flow from kitchen to dining and living, so family time and entertaining both feel natural. A convenient half bath on this level keeps mornings moving and guests comfortable.

Upstairs, a massive primary suite gives you the breathing room you&#2ve been craving&#2there&#2s space for a king bed, lounge chair, and dressers without it ever feeling cramped. The ensuite is thoughtfully finished with dual vanities and a walk-in shower, and the generous walk-in closet keeps everything organized. Two additional bedrooms, a full main bath, and upper-level laundry make school-day routines and weekend resets simple and efficient.



Downstairs, the fully developed lower level expands how you live: set up a home gym for early morning workouts, build a cozy media lounge for movie nights, or create a play space that keeps toys out of sight. If you need more sleeping space, this level can be converted to a fourth bedroom with minimal changes, giving you the flexibility to adapt as your needs evolve.

Storage is handled in style by the attached approximately 12' x 24' garage. It's extra-long with tall ceilings, perfect for overhead racks, wall-mounted shelving, and seasonal gear. Out back, the fenced yard offers room for pets to roam, kids to play, and summer evenings around the barbecue—private, practical, and ready for your personal touch.

What truly sets this address apart is the very low County taxes paired with a community people actively try to move into. Whispering Ridge is known for its modern homes, welcoming sidewalks, family-oriented amenities, and quick access to city services without sacrificing that peaceful, just-outside-the-city feel. From morning walks to the school to weekend bike rides on the trails, the lifestyle here is easy to love.

If you're looking for a clean, move-in-ready home with quality updates, a smart layout, and the flexibility to grow with you, this Whispering Ridge gem delivers—comfortably sized, beautifully finished, and set in a community that truly lives well.

Built in 2021

## Essential Information

MLS® #

A2254656

|                |               |
|----------------|---------------|
| Price          | \$409,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,528         |
| Acres          | 0.06          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 10306b 148 Avenue                     |
| Subdivision | Whispering Ridge                      |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 0S1                               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Crown Molding, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer                                                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                            |
| Cooling           | None                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                     |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | None                                |
| Lot Description   | Dog Run Fenced In, Front Yard, Lawn |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 12                  |
| Zoning         | MDR                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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