



**JOB 362A, 10211A 149 Avenue
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2196258



\$369,900

Division:	Whispering Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,377 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	Other
Floors:	Carpet, Tile, Vinyl	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	11-72-6-W6
Exterior:	Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: All light fixtures, GDO + control(s)

Crosslink job 362A. Indulge in the epitome of modern luxury with these brand new 2-story units, crafted to perfection by Crosslink. Ideal for first-time buyers or savvy investors looking to expand their rental portfolio, these residences offer an unparalleled blend of style and functionality. Step inside to discover a main floor adorned with exquisite vinyl plank flooring, setting the stage for open concept living at its finest. The kitchen, a true culinary masterpiece, boasts stunning countertops and backsplash, complemented by a spacious pantry for all your storage needs. Upstairs, three bedrooms await, including a lavish primary suite featuring a walk-in closet and a stunning ensuite—a private retreat for relaxation and rejuvenation. With the convenience of laundry facilities just steps away, everyday tasks become a breeze. One of the highlights of these units is the attached garage—a coveted feature, especially during the summer and winter months. Imagine the convenience of having a sheltered space to park your vehicle or store your outdoor gear, all within the comfort of your own home. Located right by the school and nestled in the serene community of Whispering Ridge, these units offer the added bonus of county taxes—a rare find indeed. Plus, with a yard for each unit, outdoor enjoyment is always at your fingertips. Don't miss out on the opportunity to experience luxury living at its finest. Schedule a viewing today with your favorite agent! * Pictures are from a previous build and are subject to change*