

# **\$589,900 - 10218 154 Avenue, Rural Grande Prairie No. 1, County of**

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MLS® #A2266231

**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,656 sqft  
Residential on 0.16 Acres

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

It's not often a home like this comes up in Whispering Ridge, a bright, fully finished two-story walkout with no rear neighbors, thoughtful upgrades throughout, and priced under \$600,000. Move in before the snow flies and settle into one of Grande Prairie's most loved neighborhoods.

The kitchen is an entertainer's dream, featuring a large island, abundant counter space, a corner pantry, and modern, eye-catching appliances that make cooking and family gatherings a breeze. The open layout flows seamlessly into the spacious dining area and cozy living room, keeping everyone connected, whether it's family dinner or movie night. Step out from the dining area onto the deck to enjoy morning coffee or smoke dinner on the Traeger while overlooking the backyard.

Busy family life is made easier with the main floor laundry, complete with an oversized washer and dryer. Located just off the garage, it doubles as a convenient mudroom to keep backpacks and shoes organized and out of sight.

Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet. The ensuite offers double sinks,



a relaxing soaker tub, separate shower, and toilet area. A second full bathroom upstairs serves the other two bedrooms.

The fully finished walkout basement adds even more space, featuring a family room with a gas fireplace, a fourth bedroom with its own washer and dryer hookup, a full bathroom, and access to a large patio and fenced yard, all with no rear neighbors for extra privacy.

The heated, oversized double garage (25' x 29') is a showstopper on its own, with 8-foot doors, a floor drain, built-in tool bench, plenty of storage, and a man door to the backyard. Trucks fit comfortably, making this a rare find in Grande Prairie.

Recent updates include new carpet throughout, high-end blinds, a new hot water tank, central vac, air conditioning, and shingles in excellent shape. The brown and grey color scheme ties everything together beautifully with a warm, modern feel.

With county taxes, great schools, nearby parks, and a friendly, family-oriented community, this home truly checks all the boxes. Contact your favorite realtor today to see this beauty in person.

Built in 2009

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2266231  |
| Price          | \$589,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,656     |
| Acres          | 0.16      |

|            |             |
|------------|-------------|
| Year Built | 2009        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 10218 154 Avenue                      |
| Subdivision | Whispering Ridge                      |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X0J6                                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                |
| Heating           | Forced Air                                                                                |
| Cooling           | Central Air                                                                               |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 2                                                                                         |
| Fireplaces        | Gas                                                                                       |
| Has Basement      | Yes                                                                                       |
| Basement          | Full                                                                                      |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | BBQ gas line, Garden                          |
| Lot Description   | Landscaped, No Neighbours Behind, See Remarks |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding                                  |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 3                  |
| Zoning         | RR-2               |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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