



DON'T GAMBLE WITH YOUR HOME.
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10652 148 Avenue
 Rural Grande Prairie No. 1, County of, Alberta

MLS # A2149190



\$779,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,010 sq.ft.	Age:	2023 (1 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Custom blinds, Window covering, A/C, Garage heater.

Spectacular fully developed 2010 sqft modified bilevel with walk-out basement in Whispering Ridge. This High Mark & Hendrix Max features 6 bedrooms and 3.5 bathrooms, is less than a year old, shows brand new, and is available for quicker possession. The impressive main floor is a place anyone would love to call home. Huge designer kitchen with tons of soft close cabinets and drawers, walk-in pantry, quartz island with farmhouse sink, great room with 14 ft ceilings, floor to ceiling stone fireplace, massive windows and timber beam accents, powder room and a primary bedroom with tiled double head shower, his and her sinks, freestanding tub, and huge walk-in closet with convenient access to main floor laundry room. Upstairs includes 3 large bedrooms and a full bathroom with pocket door between the vanity and the toilet and bathtub/shower so multiple kids can get ready at the same time. The bright walk-out basement has over 9 ft ceilings with more huge windows and has been professionally developed. Basement has 2 large bedrooms both with walk-in closets, full bathroom and great space for a home office or potential wet bar. The walk-out leads to a 12 x 21.5 ft concrete pad and sizeable partially fenced yard. Other notable features include A/C, 26 x 40 finished and heated garage with oversized landing, custom Sheer Illusions blinds, on-demand hot water and high-end stainless-steel appliances. Compare this fine property with the cost, hassle of decisions, and lengthy timeline of building new and you will truly appreciate all this wonderful home has to offer.