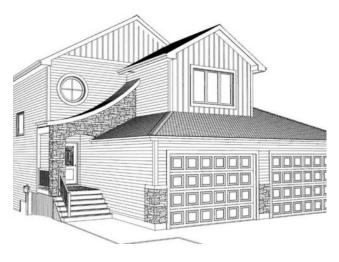


## 780-831-7725

jackadmin@gpremax.com

## 10624 149A Avenue Rural Grande Prairie No. 1, County of, Alberta

MLS # A2186718



\$714,900

Division:	Whispering Ridge					
Type:	Residential/House					
Style:	2 Storey					
Size:	2,169 sq.ft.	Age:	2025 (0 yrs old)			
Beds:	3	Baths:	2 full / 1 half			
Garage:	Off Street, Parking Pad, Triple Garage Attached					
Lot Size:	0.18 Acre					
Lot Feat:	Back Yard, No Neighbours Behind					

Floors:Hardwood, Tile, Vinyl PlankSewer:Public SewerRoof:FiberglassCondo Fee:-Basement:See Remarks, UnfinishedLLD:-Exterior:Vinyl SidingZoning:RR2Foundation:Poured ConcreteUtilities:-	Heating:	Forced Air	Water:	Public
Basement: See Remarks, Unfinished LLD: - Exterior: Vinyl Siding Zoning: RR2	Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Exterior: Vinyl Siding Zoning: RR2	Roof:	Fiberglass	Condo Fee:	-
injuries and the second	Basement:	See Remarks, Unfinished	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Vinyl Siding	Zoning:	RR2
	Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting

Inclusions: N/A

\*\*High Mark Homes Job #334 - The Denvyr \*\* Discover your dream home in this stunning two-storey residence located in Whispering Ridge. The Denvyr boasts 3 spacious bedrooms and 2.5 elegant baths, providing ample space for family living. With 2,163 square feet of thoughtfully designed living space, this home is perfect for both relaxation and entertaining. Step inside and be greeted by impressive 9-foot ceilings on the main floor, enhanced by vaulted ceilings featuring beautiful timber beams in the dining area. The chef-inspired kitchen is a true highlight, showcasing quartz countertops and a convenient butler's pantry. Natural light floods the undeveloped basement through oversized windows, creating an inviting atmosphere for family activities or a home theater. The upper floor features a

versatile bonus and laundry room close to the bedrooms. Don't miss the opportunity to make this exceptional property your new home. Schedule a viewing today and experience all that The Denvyr has to offer! \*Seller is a licensed Realtor in the province of Alberta