



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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10625 148 Avenue  
 Rural Grande Prairie No. 1, County of, Alberta

MLS # A2192863



**\$769,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modified Bi-Level		
<b>Size:</b>	1,588 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar

<b>Water:</b>	Public
<b>Sewer:</b>	Public Sewer
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RR-2
<b>Utilities:</b>	-

**Inclusions:** SEE REMARKS

Welcome to Whispering Ridge! This stunning fully developed 1590 sqft modified bi-level is a dream come true. Located in the highly sought-after neighborhood, this home offers everything you desire. From its proximity to schools, paved walking trails, and parks, to the advantage of paying county taxes, it truly has it all. The curb appeal of this home is exceptional. With its white siding and black windows, it's impossible not to be captivated by its beauty. As you step inside, you're greeted by a spacious entryway with a convenient coat closet and direct access to the 3 car garage. The garage is equipped with sumps, hot/cold taps, and a garage heater. The main level of this home is designed for seamless living and entertaining. The open concept kitchen, dining, and living area create a warm and inviting atmosphere. The modern gas fireplace adds a touch of elegance. The custom-built, high-end kitchen is a chef's dream! Featuring outstanding millwork cabinets, beautiful quartz countertops, a massive center island with gorgeous porcelain countertop, and a lovely functional corner pantry. There is access to the massive South facing covered deck with a fabulous outdoor kitchen area you are sure to enjoy. Imagine enjoying your meals while taking in the breathtaking views. Upstairs, above the garage, you'll find the luxurious master bedroom. It boasts a full en-suite bathroom that leaves no detail overlooked. With his and hers sinks, a freestanding tub, a custom stand-up shower, and a separate toilet room, it provides the perfect sanctuary. The basement of this home is fully developed, offering additional space for relaxation and entertainment. The fantastic bar area and wine cellar add a touch of sophistication. Imagine hosting gatherings with friends and family in this incredible space. The landscaping is complete and boasts beautiful trees, flower beds, and

garden boxes. There is an irrigation system ! With its exceptional features and amazing value for the price, this home is sure to impress. Don't miss out on the opportunity to make it yours. Come take a look and experience the beauty and luxury of this remarkable property in Whispering Ridge.