



GRASSROOTS
REALTY GROUP

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10742 150 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2226397



\$789,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,903 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Heated Garage, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Garden, Irregular Lot, Landscaped		

Heating: High Efficiency, Fireplace(s), Forced Air, Natural Gas

Water: Public

Floors: Tile, Vinyl Plank

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: RR-2

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Walk-In Closet(s)

Inclusions: tv mounting brackets

This beautiful, better than brand new home is sure to check all the boxes. 1902 sq ft, fully developed modified bi level plan with walk out basement. This is the very popular Drew plan, built by Little Rock. The basement was developed by the Builder, so this home is quality throughout. When you enter the home you are greeted by a spacious entry, complete with closet to keep your coats and shoes out of sight. The open concept kitchen, living & dining is flooded with natural light from the massive windows. The two tone kitchen cabinetry is very eye catching and the butlers pantry is so functional. In the kitchen you will also love quartz countertops, soft close cabinetry, tile backsplash, quality appliances and of course the pot filler at the stove. The soaring ceilings and living room fireplace are exquisite. Off the dining area is access to the large upper deck; complete with stairs down to the fenced dog run. The main floor has two bedrooms and full bath. The upper level features the dedicated laundry room with barn door, a bonus room and the primary bedroom with gorgeous ensuite complete with dual sinks, shower, soaker tub and lets not forget about the massive walk in closet. The basement is set up with a huge family room, one bedroom and full bathroom. The layout could easily accommodate another bedroom in the basement if needed. The family room is roughed in for a wet bar. From the family room you can access the private lower deck and nicely landscaped backyard with garden boxes, shed and dog run. Electrical has been run to accommodate a hot tub. No carpet in this home - just quality vinyl plank & tile flooring throughout. The triple car garage is heated, has hot & cold water, floor drains and 220V electrical plug. RV plug on the outside of the garage. This home also has AC to keep you cool during the heat of the summer. This is great home! All the hard work

has been done in this near new home and it is now ready for new owners to move in and enjoy all it has to offer.