

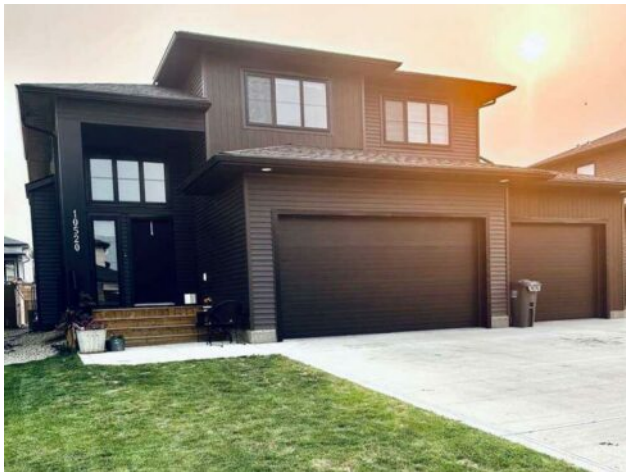


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10520 148 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2230748



\$824,500

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,916 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Metal Siding , Vinyl Siding, Wood Frame	Zoning:	CR-2
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Chandelier, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: Garage Heater

For more information, please click Brochure button. This exceptional home, built in 2023, showcases the highly desired Myron floorplan and is perfectly crafted for modern family life and effortless entertaining. With 5 generously sized bedrooms and 3.5 stylish bathrooms, this fully finished property offers the ideal blend of sophistication and functionality. From the moment you arrive, you're welcomed by a bright, open-concept main floor that features soaring beamed ceilings, large windows that flood the space with natural light, and a gourmet kitchen that will wow any home chef. Highlights include a sprawling center island, chic open shelving, and a spacious walk-in pantry. Your private main floor retreat awaits in the luxurious primary suite, complete with a huge walk-in closet and a spa-like ensuite featuring a soaking tub, dual vanities, and a beautifully tiled shower with double shower heads. Upstairs, two comfortable bedrooms and a full bath offer a peaceful haven for kids or guests. The fully developed basement adds even more living space with two additional bedrooms, a full bathroom, and a spacious family room perfect for entertaining or cozy movie nights. Practical touches like central air conditioning, a heated triple-car garage, main floor laundry, and walk-in closets in four of the five bedrooms make everyday life more convenient and comfortable. The exterior offers curb appeal that is ready for your personal touch, to add to an already appealing front. Have an RV? There is RV parking all the way to the back of the house that allows for your seasonal home. Parking is not an issue with 6 parking spaces between the triple garage and spacious driveway. Living in Whispering Ridge means more than just a beautiful home—it's a lifestyle. Just a short walk from the area's top-rated school, playgrounds, scenic walking trails, and serene ponds, this

welcoming community is known for its neighborly spirit, family events, and exciting plans for a future high school. Whispering Ridge also offers protection with a fee based patrol service to ensure your family and belongings stay as safe as possible. Don't miss your chance to own this incredible home in a location where families thrive and memories are made.