



GRASSROOTS
REALTY GROUP

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10726 146 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2249699



\$824,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,207 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Multiple Driveways, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air, Hot Water	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RR2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

High Mark Homes Job 392 The Hendrix IV! Our largest and grandest Hendrix plan. This modified bi-level features main floor primary bedroom with ensuite, powder room, and laundry. 3 large bedrooms are located upstairs, along with another bathroom with dual sinks. (total 4 beds and 2.5 baths above ground). The Hendrix IV has 8-16ft ceilings throughout. ' unfinished basement with lots of natural light. Timber beams in the vaulted ceilings of the kitchen and living room simply add to the elegance of High Mark Homes pristine finishings, which can be customized to the buyer's taste for pre-sales. This home features a covered deck with no rear neighbors and an oversized triple garage measuring 36'8"x26'8". Has room for future RV parking beside the garage. Sample finishings can be viewed at High Mark's show home, conveniently located a few blocks away. Projected completion date early December 2025. *Seller is a licensed Realtor in the province of Alberta