



GRASSROOTS
REALTY GROUP

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

10629 151 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2259307



\$764,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,601 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Lake, Landscaped, Private, See Remarks		

Heating:	Forced Air	Water:	Public
Floors:	Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	11-72-6-W6
Exterior:	Vinyl Siding	Zoning:	RR-2
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, 2 garage door openers and 2 remotes

This custom Highmark Home in Whispering Ridge offers a generous 2,575 square feet of living space, thoughtfully designed for families. The open-concept kitchen, living room, and dining area are surrounded by 270° of windows, filling the home with natural light and views. Large west-facing windows in the main living area and the upstairs bonus room make the most of the expansive, open surroundings unique to this property. There truly is no other location like this in the area, situated on a quiet street next to an open green space perfect for kids to run and play. The remarkable setting allows your family and guests front-row seats to breathtaking sunsets and community fireworks from the comfort of your home. With no neighbours to the west and open views to the north, this home is just a short and quiet stroll from the lake and offers direct trail access. Designed for memorable gatherings, the home features an impressive 8-foot kitchen island, abundant cabinetry, beautiful granite countertops, and a spacious walk-through pantry conveniently located next to the three-car garage. The mudroom is perfect for storing outerwear throughout the seasons, ensuring simple organization for busy family life. The upper level includes a large bonus room and four bedrooms. The master suite, situated above the three-car garage, is generously sized and includes an ensuite and walk-in closet. Three additional spacious bedrooms and a custom-designed bathroom provide ample space for children and guests, who can enjoy fun and relaxation in the bonus room. The partially finished basement features 9-foot ceilings, creating a bright, open area ideal for workouts or children's play. Central air conditioning throughout the home will further demonstrate your commitment to year-round comfort for the family and visitors. Step outside to a fully fenced backyard, designed for

family enjoyment. Highlights include a three-tower play structure, a waterslide, and a spacious sandbox, which can easily be transformed into a hot tub, pool, or fire pit area. The large deck is perfect for outdoor dining, entertaining, or relaxing in the fresh air. At the front, an extra-large parking pad leads to the impressive three-car garage, which boasts 14-foot ceilings, extensive storage solutions, and backyard access via a 6-foot rear garage door. Whether it's cold or rainy, the garage provides ample space for indoor hockey, soccer, or basketball games. The features of this home are too numerous to list. Book your showing with your favourite REALTOR® today to experience all that this extraordinary property has to offer.