



GRASSROOTS
REALTY GROUP

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10620 148 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2263303



\$795,000

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,757 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Heated Garage, Triple Garage Att		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn		

Heating: High Efficiency, Forced Air, Natural Gas

Water: Public

Floors: Tile, Vinyl Plank

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: RR-2

Foundation: Poured Concrete

Utilities: -

Features: Beamed Ceilings, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: None

Welcome to this impressive modified bi-level home in the family orientated subdivision of Whispering Ridge — where space, style, and comfort come together. The Hendrix by High Mark Homes features 1757sq ft of thoughtfully designed living area, this residence delivers on both form and function. The gourmet kitchen is a chef’s dream — abundant cabinetry, a massive quartz island, pantry storage, extended counter space and newly updated stainless steel appliances including an induction stove. The layout flows seamlessly into the dining and living areas, perfect for entertaining or family life. Step into the expansive great room with soaring ceilings and exposed timber beams. Multiple oversized windows flood the space with natural light, and a cozy fireplace anchors the room for warmth and ambiance. The primary bedroom is conveniently located on the main floor and features a luxurious 5-piece ensuite that leads into a spacious walk-in closet. The ensuite includes a tiled double-head shower, a standalone soaker tub, dual vanities, and a private water closet. Just steps from the master suite, the laundry room is strategically positioned between the walk-in closet and the hallway for effortless access and daily convenience. Upstairs, you’ll discover two generously sized bedrooms and a full bathroom. The basement is partially finished with a rec room, plumbed for a 4pc bath with tub already installed, bedroom, theatre room wired for speakers and utility room. The oversized triple heated garage is built for more than just parking — it features hot/cold water taps, floor drains that tie into the sewer, and a rear access door to the yard. You’ll find space to convert part of it into a workshop or storage area without sacrificing vehicle parking. Nestled in the heart of Whispering Ridge, this home enjoys a developing, modern

neighborhood setting. It offers both privacy and a growing community atmosphere.