



GRASSROOTS
REALTY GROUP

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14601 107 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2263855



\$789,900

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:	0.18 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 368 Experience luxury and craftsmanship in The Hendrix IV, High Mark Homes's largest and most impressive Hendrix design. This stunning modified bi-level offers a thoughtful layout featuring a main floor primary suite with a beautiful ensuite, a powder room, and convenient main floor laundry. Upstairs, you'll find three spacious bedrooms and a full bathroom with dual sinks, providing plenty of room for family or guests — for a total of 4 bedrooms and 2.5 baths above ground. With ceilings ranging from 8 to 16 feet, the home feels open and grand. The vaulted kitchen and living room, accented by striking timber beams, showcase High Mark Homes's signature attention to detail and timeless finishings. The unfinished basement is filled with natural light, ready for your personal touch. Enjoy outdoor living on the covered deck, and take advantage of the oversized triple garage (36' x 26' x 8'), perfect for vehicles, tools, or additional storage. To the south of this home is a grass easement providing extra space between you and your neighbor. Projected completion date is late January 2026. *Seller is a licensed realtor in the province of Alberta