



**GRASSROOTS**  
REALTY GROUP

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10713 146 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2282434



**\$769,900**

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,169 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot		

Heating:	Forced Air	Water:	Public
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Fiberglass	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		
Inclusions:	N/A		

\*High Mark Homes Job #414 The Denvyr I\* Discover your dream home in this stunning two-storey residence located in Whispering Ridge. The Denvyr I boasts 3 spacious bedrooms and 2.5 elegant baths, providing ample space for family living. With 2,169 square feet of thoughtfully designed living space, this home is perfect for both relaxation and entertaining. Step inside and be greeted by impressive 9-foot ceilings on the main floor, enhanced by vaulted ceilings featuring beautiful timber beams in the dining area. The chef-inspired kitchen is a true highlight, showcasing quartz countertops and a convenient butler's pantry. Natural light floods the undeveloped basement through oversized windows, creating an inviting atmosphere for family activities or a home theater. The upper floor features a versatile bonus and laundry room close to the bedrooms. This home is situated in a horseshoe cul-de-sac and has a south facing backyard. Don't miss the opportunity to make this exceptional property your new home. Schedule a viewing today and experience all that The Denvyr I has to offer! \*Seller is a licensed Realtor in the province of Alberta. Estimated completion date is mid-end April