



GRASSROOTS
REALTY GROUP

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10637 148 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2283119



\$790,000

| | | | |
|-----------|-------------------------------------------------------------------------|--------|------------------|
| Division: | Whispering Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,932 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Garage Door Opener, Heated Garage, RV Access/Parking | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Lawn, See Remarks | | |

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|-------------|---------------------------------|------------|-------------|
| Heating: | Forced Air, Natural Gas | Water: | See Remarks |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | RR2 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: HOT TUB, SHED, AC, GARAGE HEATER, GARAGE STORAGE SHELVING, WORK BENCH, PEG BOARD, HOOKS AND HANGERS MOUNTED TO WALLS, TV WALL MOUNTS, ALL BLINDS INCLUDING ELECTRIC BLINDS ON MAIN FLOOR, WASHER/DRYER & PEDESTALS

BETTER THAN NEW - IN WHISPERING RIDGE! Welcome yourself HOME to the growing and desirable community north of the city, with its very own neighbourhood security, a wonderful public school, 2 large ponds, many walking trails, playgrounds, outdoor rinks... and more. This home will first have your eyes glued to the curb appeal. Then you pop inside and you're going to be wow'd with how brand new it both looks and feels. This home comes FULLY DEVELOPED, with everything included such as all Appliances, Blinds, (electric main floor blinds....) Air Conditioning, Heated FINISHED TRIPLE CAR Garage with Built in Shelving....A Dog Run, RV Parking/Boat Parking, A Shed, HOT TUB, Wood Deck AND Stone Patio....All Landscaping complete in your south facing backyard....with a Fire Pit Area and still so much lawn space for a play-set, trampoline, pool... you name it. PLUS, all of the Fencing complete.... Try to get all of that on a brand new build in this price point. Welcome yourself in, to a main floor with 14 windows, and a towering 12 foot ceiling height. The Chefs kitchen is the focal point of the main floor with spectacular finishing, soft close cabinets, massive island, quartz surfaces, engineered hardwood. Convenient mudroom and walk-in pantry on the main floor, all perfectly set up for your busy family. This home gives you a functional twist on the classic 2 Storey plan with offering you over 2,000 sqft of living space and is sure to impress with its luxury finishing and functional design. 4 Bedrooms here with 3.5 Bathrooms. A bonus room/loft. An actual laundry ROOM. A basement with a bedroom, full size bathroom, large living space, and complete with a bonus flex space and 2 Storage Rooms. Don't wait... Tour this one! It is a must see. Welcome, to WHISPERING RIDGE!