



GRASSROOTS
REALTY GROUP

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

10645 148 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2284770



\$749,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,874 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Interior Lot, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RR2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this well-cared-for 3 bedroom, 2 bathroom modified bi-level offering 1,874 sq.ft. of comfortable living space. Owned by the original owners, this home has been thoughtfully maintained and is ready for its next family. The bright and inviting main floor features an open layout with large windows that fill the space with natural light. The kitchen offers plenty of cabinetry and workspace, overlooking the dining and living areas, making it perfect for everyday living and entertaining. Upstairs, the private primary suite provides a peaceful retreat, while two additional bedrooms and a full bathroom on the main floor offer great space for family, guests, or a home office. Outside, enjoy the privacy of no rear neighbours, along with the convenience of RV parking beside the home. The attached garage is equipped with a heater, ideal for Alberta winters, and the home is kept cool all summer with central air conditioning. With its great layout, desirable features, and pride of ownership throughout, this home is a fantastic opportunity in a sought-after location