



**GRASSROOTS**  
REALTY GROUP

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10512 149A Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # GP215277



**\$624,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,708 sq.ft.	<b>Age:</b>	2019 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Attached, Attached Garage, Concrete Driveway, Triple Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Phone
<b>Features:</b>	Jetted Tub, No Animal Home, No Smoking Home		

**Inclusions:** \$5000 Appliance Allowance, Garage Heater, RPR, 10 Year Alberta New Home Warranty.

\$25,000 INCLUSION PROMO (INCLUDES APPLIANCE ALLOWANCE, AIR CONDITIONING, DECK, FENCE & GARAGE HEATER) FROM THE BRAND NEW 'CROSSTOWN COLLECTION' BY HARKER HOMES, THE JORDYN CROSSTOWN WITH A TRIPLE CAR GARAGE. A NEW AND EXCITING LINE WITH MODERN STYLING AND UPGRADES TO OUR WILDLY POPULAR JORDYN PLAN! This Spectacular Modified Bi-Level is the barometer of luxury and attention to detail. The 12' ceilings throughout the already generous 1703 square feet make the home feel exceptionally large and spacious with bountiful natural light. The Chefs kitchen is truly the crown jewel of this property, with coffered ceilings, crown molding, butler pantry, granite surfaces, hardwood, high-end fixtures and custom looking soft-close cabinetry. The main floor is completed with two large bedrooms, a full bath, and a living room. The master suite upstairs has finishing similar to a boutique hotel with his and her sinks, jet tub and private shower. Harker Homes: Famous Finishing, Unrivaled Quality, Affordable Luxury. Job #223