



**GRASSROOTS**  
REALTY GROUP

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10632 154A Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2126472



**\$639,900**

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,240 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Corner Lot, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	11-72-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RR-1
Foundation:	Poured Concrete	Utilities:	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Tankless Hot Water, Vinyl Windows

**Inclusions:** T.V. in Bonus Room, Playhouse & Playset in Backyard, Roof Rack in Garage, TV Wall Mounts

Welcome to your dream home crafted by the esteemed High Mark Homes. This immaculate 2-storey spans 2240 square feet and boasts a TRIPLE CAR GARAGE with RV parking, providing ample space for your vehicle and storage needs. Step inside to discover a haven of modern luxury, featuring a spacious kitchen adorned with granite countertops, an abundance of rich espresso cabinets c/w soft-closing cabinet doors/drawers, breakfast bar, fully tiled backsplash, built-in pantry, newer stainless appliances, (roughed-in for gas stove) perfect for culinary enthusiasts and entertaining alike. Adjacent to the kitchen lies a welcoming living room warmed by a gas fireplace with a beautiful stone surround, ideal for cozy gatherings with loved ones. A convenient 1/2 bath and mud room with built-in cubbies complete the main floor. Ascending to the upper level, you'll find a versatile bonus room with built-in shelving, and laundry closet along with three generously sized bedrooms all with fans, including a magnificent master suite complete with his and hers walk-in closets and a luxurious ensuite with dbl vanity, soaker tub and large separate shower. Engineered hardwood complemented by tile flooring along with professional window coverings adds an elegant touch throughout. Step outside to your MASSIVE backyard where an XL two-tiered deck c/w gas line for BBQ awaits, offering a place to host gatherings or unwind while keeping an eye on the kids as they play on their very own playset. Situated on a LARGE CORNER LOT ONLY STEPS FROM THE TRANQUIL LAKE, walking trails and several parks/playgrounds, this home embodies the perfect blend of luxury, comfort, and family convenience, promising an unparalleled living experience for the discerning homeowner. ORIGINAL OWNER, MINT CONDITION & TURNKEY! Call to arrange your private viewing!