



GRASSROOTS
REALTY GROUP

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10428 148 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2135104



\$739,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,207 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Multiple Driveways, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, No Neigh		

Heating:	High Efficiency, Forced Air, Hot Water	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RR2
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: N/A

The brand new Hendrix Max Ltd.! This modified bi-level features main floor master bedroom with ensuite, powder room, and laundry. 3 large bedrooms are located upstairs, along with the main bath. (optional 2 bedrooms and 1 bath in the basement). The Hendrix Max Ltd has 9-12ft ceilings throughout, including the basement to allow for bright, natural light. Timber beams in the vaulted ceilings of the kitchen and living room simply add to the elegance of High Mark Homes pristine finishings, which can be customized to the buyer's taste for pre-sales. Job 312 backs onto a large green space (no rear neighbors) with Whispering Ridge School being visible from the north facing 24'x11' covered deck. This home is situated in a quiet cul-de-sac with ample street parking along with its oversized triple garage measuring 43'x26' (option to have garage heater installed) and driveway. Sample finishings can be viewed at High Mark's show home, conveniently located a few blocks away. *Seller is a licensed Realtor in the province of Alberta