



**10652 148 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2149190**



**\$774,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	2,010 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** TV Mounts

Spectacular fully developed 2010 sqft modified bilevel with walk-out basement in Whispering Ridge. This High Mark & Hendrix Max features 6 bedrooms and 3.5 bathrooms, is less than a year old, shows brand new, and is available for quicker possession. The impressive main floor is a place anyone would love to call home. Huge designer kitchen with tons of soft close cabinets and drawers, walk-in pantry, quartz island with farmhouse sink, great room with 14 ft ceilings, floor to ceiling stone fireplace, massive windows and timber beam accents, powder room and a primary bedroom with tiled double head shower, his and her sinks, freestanding tub, and huge walk-in closet with convenient access to main floor laundry room. Upstairs includes 3 large bedrooms and a full bathroom with pocket door between the vanity and the toilet and bathtub/shower so multiple kids can get ready at the same time. The bright walk-out basement has over 9 ft ceilings with more huge windows and has been professionally developed. Basement has 2 large bedrooms both with walk-in closets, full bathroom and great space for a home office or potential wet bar. The walk-out leads to a 12 x 21.5 ft concrete pad and sizeable partially fenced yard. Other notable features include A/C, 26 x 40 finished and heated garage with oversized landing, custom Sheer Illusions blinds, on-demand hot water and high-end stainless-steel appliances. Compare this fine property with the cost, hassle of decisions, and lengthy timeline of building new and you will truly appreciate all this wonderful home has to offer.