



14704 107 Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2167732

**\$729,900**



|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Whispering Ridge                              |               |                  |
| <b>Type:</b>     | Residential/House                             |               |                  |
| <b>Style:</b>    | Modified Bi-Level                             |               |                  |
| <b>Size:</b>     | 1,999 sq.ft.                                  | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Off Street, Oversized, Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.19 Acre                                     |               |                  |
| <b>Lot Feat:</b> | Other   |               |                  |

|                    |  |                   |              |
|--------------------|--|-------------------|--------------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank  | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Fiberglass   | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | See Remarks  | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Stone, Vinyl Siding  | <b>Zoning:</b>    | RR2          |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Beamed Ceilings, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |                   |              |
| <b>Inclusions:</b> | N/A  |                   |              |

\*High Mark Homes Job 330\* The Myron Limited, a modern and meticulously designed 3 bedroom, 2.5 bathroom modified bi-level home spanning over 1999 square feet. This stunning property features high-end finishes and a thoughtful floor plan that is sure to impress. The main floor boasts a primary suite and convenient laundry facilities, and an oversize hidden pantry, providing ultimate comfort and convenience. The kitchen and bathrooms are adorned with luxurious quartz countertops, adding a touch of elegance to the space. The home features impressive 9-14ft ceilings throughout, with a vaulted ceiling in the kitchen and dining room, creating a sense of openness and grandeur. This home includes oversize main floor windows along with a covered deck with stairs in the back with no rear neighbors. The Myron Limited is thoughtfully designed to offer the option of a mother-in-law suite (including second entrance from garage), providing flexibility and versatility for multi-generational living arrangements. This home also has room for RV parking beside the triple garage (36'x28'). \*Seller is a licensed Realtor in the province of Alberta