



**GRASSROOTS**  
REALTY GROUP

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10440 148 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2178449



**\$799,900**

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,986 sq.ft.	Age:	2022 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-

**Features:** Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** shed, blinds, tv & mounting bracket in family room, 3 other tv mounting brackets, wall clock in living room,

This impressive 5-bedroom, 3.5-bath "Modern Reagan" modified bilevel, built in 2022 by High Mark Homes, perfectly blends modern elegance and thoughtful functionality. This 1986 sq ft home is located in a tranquil cul-de-sac on a corner lot with green space behind. Step into an inviting open-concept floor plan with dramatic 14-foot beamed ceilings, a cozy gas fireplace, and oversized windows that bathe the home in natural light. The gourmet kitchen is a chef's delight, complete with quartz countertops, a large island, ample counter space, and a corner pantry. Two main-floor bedrooms, each featuring walk-in closets, are connected by a Jack-and-Jill bathroom, while a powder room is conveniently located for guests. The primary suite, privately situated above the garage, offers a luxurious 5-piece ensuite, a walk-through walk-in closet, and direct access to the laundry room and a quiet office nook. The fully finished basement, developed by the builder with 9-foot ceilings, adds further versatility with a rec room equipped with a wet bar, two additional bedrooms (1 with walk-in closet), a 4-piece bathroom, and an extra laundry hookup. Notable features include air conditioning, hot water on demand, custom blinds, a gas line on the deck for a BBQ, and a fenced yard with a 7' x 23' covered deck, perfect for relaxing or entertaining, overlooks the serene green space where you can watch your children walk to Whispering Ridge school nearby. You will love the RV parking, oversized triple car garage and the benefit of county taxes. This home is ideal for all families with a combination of privacy, convenience, contemporary amenities, and a very spacious, family-friendly layout which makes it truly exceptional.

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