



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

14512 107B Street  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2208999



**\$759,900**

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,032 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RR2
Foundation:	Poured Concrete	Utilities:	-

**Features:** Beamed Ceilings, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

\*High Mark Homes Job 376\* The Hendrix II, a modified bi-level, is a true showstopper with county taxes! Step inside to discover soaring ceilings and an open entryway that leads you to the main floor which features a gourmet kitchen with sleek quartz countertops and spacious living room. The luxurious main floor primary bedroom is complete with a spa-like ensuite and conveniently located laundry. Upstairs, you'll find two additional bedrooms and a stylish main bath, for a total of 3 beds and 2.5 baths. The 9-16ft ceilings throughout create a bright and airy atmosphere, with a large covered deck where you can watch the beautiful Alberta sun sets. This home has no rear neighbors and a massive triple garage measuring 40'x 26'. Estimated completion date August 29, 2025. \*Seller is a licensed Realtor in province of Alberta