



10437 148 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2304382



**\$890,000**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,996 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RURAL RESIDENTIAL (RR-2)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Storage		

**Inclusions:** N/A

Magazine Worthy....Immaculate....Outstanding....I am not sure I can find the words to properly describe what this home truly has to offer. Let's start with the incredible cul-de-sac location in Whispering Ridge just steps away from the Whispering Ridge Community School. Take your first look and be amazed by the elevated black trim windows, warm wood beam features, and welcoming front deck space. Time to start your tour....you will instantly feel welcome in the spacious entry with custom tile and front entry open concept storage feature. Make your way into the kitchen where you are greeted by a sprawling quartz island with eat up bar, generous pantry space with built in shelving, coffee bar, formal dining space w/ elegant lighting feature, and did I mention the oversized custom chef's fridge and gas stove for the ultimate entertaining experience. Turn your attention to living room and enjoy the stunning beam work, bright windows, and the centerpiece of it all the floor to ceiling stone gas fireplace feature. Continuing exploring the main floor and you will find the true oasis of a primary bedroom which offers an immense walk in closet, upgraded lighting, and a 5-piece ensuite suitable for a spa with dual sinks, soaker tub, and oversized shower with floor to ceiling tile finishes. Additional main floor amenities included main floor laundry room w/ sink and folding station, and a conveniently located 2 piece washroom. Head upstairs and you will find 2 impressive bedrooms which both feature walk in closets w/ built in shelving and are strategically located right next to the 4 piece bathroom perfect for kids and/or guest rooms. Were not done yet....as we make our way to the basement you will be amazed by the tremendous sized basement living room, the storage spaces, the luxurious 4 piece basement bathroom, and the 2 additional grand basement bedrooms. Let's not forget the extensive

additional offerings in this gem....walk up basement w/ separate entrance, central air, triple gar garage, surround sound audio system, exceptional covered deck area for enjoying your outdoor space, no current rear neighbours, and to top it all off RV Parking space. Welcome to luxury living in the wonderful community of Whispering Ridge....Welcome Home!