



GRASSROOTS
REALTY GROUP

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14620 107 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2304910



\$809,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,249 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Rectangular Lot		

Heating: Central, Fireplace(s), Natural Gas

Water: Public

Floors: Ceramic Tile, Vinyl Plank

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: 2-72-6-W6

Exterior: Stone, Vinyl Siding

Zoning: RR-2

Foundation: Poured Concrete

Utilities: -

Features: Beamed Ceilings, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to the Hendrix IV by High Mark Homes! A stunning, near-new modified bi-level designed with modern elegance and everyday functionality in mind. Less than one year old and move-in ready, this home offers exceptional value without the wait of new construction. Thoughtfully designed, the main floor features a private primary retreat complete with a spacious ensuite, along with convenient main floor laundry and a stylish powder room. Upstairs, you'll find three generously sized bedrooms and a full bathroom, providing ample space for families — offering a total of 4 bedrooms and 2.5 bathrooms above grade. Step inside and experience the impressive 8 to 16-foot ceilings throughout, creating an open, airy feel filled with natural light. The heart of the home showcases a beautifully finished kitchen and living area, highlighted by vaulted ceilings with exposed timber beams, adding warmth and architectural character to High Mark Homes' signature craftsmanship. Enjoy outdoor living with a covered rear deck backing onto no rear neighbors, offering added privacy and peaceful views. The property is completed with an oversized triple attached garage (37'6" x 25'6"), providing abundant space for vehicles, storage, or a workshop. Added bonus is RV parking on northside of home With premium finishes, thoughtful design, and like-new condition, this home is an outstanding opportunity for buyers seeking quality, space, and comfort in a modern build.