



**5320 120 Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2311986**



**\$839,900**

<b>Division:</b>	Flyingshot Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	2,039 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	CR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*High Mark Homes Job 434\* The exquisite floor plan known as The Hendrix III. This modified bi-level home boasts a generous 2039 sqft of living space with a west facing back yard and view of green space off of your large covered deck. The north side of the lot also has a green space and walking trails, as well as a park across the road. As you step inside, you'll be greeted by the grandeur of timber beams, creating an inviting and warm ambiance throughout the home. The open-concept design seamlessly connects the living, dining, and kitchen areas, making it perfect for entertaining guests. The kitchen is a true masterpiece, adorned with sleek quartz countertops that beautifully complement the custom cabinetry. With 4 spacious bedrooms and 2.5 baths, this home provides ample room for the entire family to relax and unwind. The primary suite, located on the main level, offers a private oasis complete with a luxurious ensuite and walk-in closet. Convenience is key, and this home delivers with main floor laundry. The triple attached garage (39'x26'8") provides ample space for your vehicles and additional storage. Projected completion date is end of August 2026 \*Seller is a licensed Realtor in the province of Alberta