



GRASSROOTS
REALTY GROUP

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10629 149A Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2318023



\$845,000

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Off Street, On Street, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-72-6-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		
Inclusions:	Contact Seller Directly		

Click brochure link for more details. Brand-new custom home offering exceptional volume, luxury finishes, and family-focused design. The main floor features soaring 16-ft ceilings and expansive open-concept living spaces that create an immediate sense of scale and sophistication. The lower level continues the impressive volume with 11-ft basement ceilings, delivering a bright, open, and fully integrated space ideal for recreation and extended living. The thoughtful layout includes multiple bathrooms to ease busy mornings, plus a dedicated home theater with built-in 7.1 surround-sound wiring and ceiling-mounted projection capability. Everyday convenience is elevated with two independent laundry rooms, perfect for large families or an in-law suite. A deep quadruple-car garage completes the home, fully upgraded with a 240V EV charging outlet. This property stands apart from standard new builds—crafted for comfort, functionality, and modern living. *Some photos are AI enhanced