



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10544 149A Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2325787



\$809,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,565 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Wired for Sound

Inclusions: Fridge, Stove, Microwave/Range, Dishwasher, Washer/Dryer, Blinds, AC, Garage Heater, Raised Garden Beds, Shed, TV Wall Mount,

A beautiful build by High Mark Homes and at just 7 years old, this home truly IS better than new. From the curb appeal on, you'll be impressed by this one! THE QUINNA Floor plan is a modified bi-level home with the master above the garage, 2 bedrooms on the main floor separated by a full bathroom. A bright and open kitchen, dining, and living room, accompanied by a floor to ceiling gas fireplace, and a soaring 14' tray ceiling with timber beams! This kitchen comes finished to the High Mark standard with a Large Island, Quartz Countertops, Soft Close Cabinetry, a Garbage/Recycle Drawer, A Walk-in Pantry... and an abundance of windows and natural light but don't worry -the blinds are also included here in this one for privacy and sun block. Sliding patio door brings you to your new favourite place to dine-in.... Your back deck! Enjoy patio dinners....a natural gas line out here for a BBQ, A Smoker, or Fire Table. Admiring your lush backyard will become something you do all summer long. The perfect place to wake up, watch the kids play, dogs run, and unwind each evening. Upstairs is your Master Retreat with an XL Bedroom, and a well deserved en-suite. Walk-in tiled shower with 2 shower heads. A double vanity, finished with Quartz Countertops, and a tiled SOAKER TUB! Basement has been professionally developed by the builder, and gives you another 2 bedrooms, your 3rd bathroom, your utility and laundry room with a SINK, Hot Water on Demand, storage spaces, and the option to build yourself a bar/wet bar. The garage here is oversized, finished, heated, and comes with Hot/Cold Taps and Floor Drains. Side door access to your fenced in gravelled dog run. Your backyard has been beautifully manicured with picturesque landscaping, both front and back, with grass, tree's, shrubs, perennials, and more. Enjoy the sixzone underground sprinkler system here.

A permanently mounted Rain Bird Controller in the basement makes watering so hassle free! Deck and Fencing completed by Trend Home Improvements. LSM installed the Air Conditioning. Fibre Optic Internet here. With everything already completed in this home, all you have to do is move in and begin enjoying all this home has to offer. Meticulously maintained! Close to Whispering Ridge Public School, with 2 nearby pathways leading you there. If you enjoy walking you're minutes from the pond, walking paths, and many playgrounds. Get your realtor on the phone and tour this one asap.