

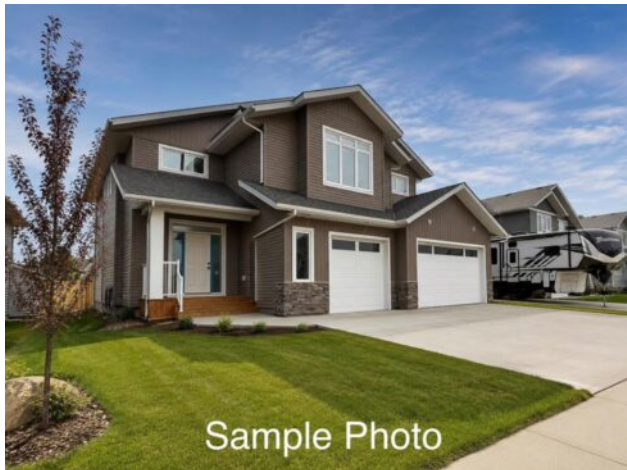


GRASSROOTS
REALTY GROUP

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10709 146 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2331172



\$804,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,746 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	Public
Floors:	Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-72-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RR-2
Foundation:	ICF Block	Utilities:	-

Features: Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

MACKINLEY JOB #356 Welcome to this stunning 1,759 sq. ft. bi-level in the highly sought-after community of Whispering Ridge, where luxury finishes, thoughtful design, and an exceptional location come together to create a home you'll love. Offering 3 bedrooms and 2 bathrooms, this high-efficiency home is built on an ICF foundation and showcases premium craftsmanship throughout. The bright, open-concept main living area is anchored by soaring 13' coffered ceilings, a dramatic floor-to-ceiling gas fireplace, and expansive windows that flood the home with natural light. The spacious kitchen is designed for both everyday living and entertaining, while two generously sized bedrooms, a beautifully finished full bathroom and full laundry complete the main level. Privately situated above the triple attached garage, the primary suite is a true retreat featuring a luxurious spa-inspired ensuite designed for comfort and relaxation. One of this home's standout features is the fully developed flex space in the basement. Whether you envision a home gym, media room, playroom, office, hobby space, or an additional family room, this versatile area is already finished, saving you the time and expense of future renovations while adapting to your family's changing needs. Step outside onto the covered rear deck, the perfect place to enjoy your morning coffee or relax. Additional features include a triple attached garage with hot and cold water taps, no carpet throughout, premium upgrades, and a location that offers the perfect balance of peaceful surroundings and everyday convenience. With timeless finishes, functional living spaces, and a prime location in Whispering Ridge, this home offers the perfect blend of luxury, comfort, and everyday living. Book your private showing today! **Builder is a licensed realtor*

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