



GRASSROOTS
REALTY GROUP

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10729 145 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2347061



\$899,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,238 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Quad or More Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RR2
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Openers & Controls.

THIS IS THE TOTAL PACKAGE!! This gorgeous, immaculate 1.5 yr old 2 story home is fully developed, landscaped with irrigation, fenced, has AC, and a heated 40'x30' garage. This is a Denvyr II plan built by High Mark Homes in SW corner of Whispering Ridge. The exterior has lovely character with stone accents and the round front window and curved, sloped roof above the front door. The entryway is spacious and joins the entry from the garage which offers a large bench and coat hooks, and a second closet. Here you'll walk through the butler pantry space into the stunning kitchen that gleams with quartz counters, an apron style sink, pendant lighting over the island and BOSCH black stainless appliances including a gas range, fridge with ice & water, and dishwasher. There is plenty of seating at the island, and adjacent to it is a bar area that can accommodate an under counter wine or beverage fridge. The large dining area has vaulted ceilings with beam accents and walks out to a covered deck where you can view the farmers fields and hills and catch the colourful sunsets. The living room is a generous size and offers a cozy gas fireplace. The main floor also has a 2pc washroom. Upstairs you'll find the primary suite with bedroom large enough for a king bed and bedside tables, and the spa-like ensuite with custom glass and tile shower with double shower heads, a separate toilet room, a soaker tub in between separate vanities, and the spacious walk in closet. The laundry room is conveniently located upstairs, as well as 2 more bedrooms and a full bathroom, and a large bonus room! The basement is fully developed with a family room, bedroom, bathroom and a finished storage room - and could accommodate a second bedroom if desired. This home has been very gently lived in, and meticulously cared for, and feels like a new show home. If you've been

looking at buying a new home in the County of GP, this is BETTER. You can just move in and enjoy!