



GRASSROOTS
REALTY GROUP

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11945 53 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2347738



\$859,900

Division:	Flyingshot Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,673 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	CR2
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Sump Pump(s), Walk-In Closet(s)

Inclusions: N/A

High Mark Homes Job 454 The Ryler — a stunning 2 bed, 2 bath bungalow that perfectly blends craftsmanship, comfort, and style. Located in Flyingshot Lake Estates with no rear neighbors, this home welcomes you with a charming covered front patio and an impressive triple car garage measuring 33'x30'— perfect for vehicles, storage, or a workshop setup. Inside, the open-concept main living area features vaulted ceilings with striking wood beams and a floor-to-ceiling fireplace feature, creating a warm and inviting atmosphere. The large chef's kitchen is a true showpiece, complete with quartz countertops, a spacious island, and ample cabinetry for storage and prep space. Step out to the covered back deck, ideal for entertaining or relaxing in any season. With thoughtful design, high-end finishes, and timeless appeal, The Ryler offers the perfect balance of luxury and livability. Estimated project completion date is early December 2026. *Seller is a licensed realtor in the province of Alberta