

**10725 146 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2208998**



**\$749,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	2,032 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Fiberglass

**Basement:** Full, Unfinished

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Beamed Ceilings, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** -

**LLD:** -

**Zoning:** RR2

**Utilities:** -

\*High Mark Homes Job 372\* The Hendrix II, a modified bi-level, is a true showstopper in a horseshoe cul-de-sac with county taxes! Step inside to discover soaring ceilings and an open entryway that leads you to the main floor which features a gourmet kitchen with sleek quartz countertops and spacious living room. The luxurious main floor primary bedroom is complete with a spa-like ensuite and conveniently located laundry. Upstairs, you'll find two additional bedrooms and a stylish main bath, for a total of 3 beds and 2.5 baths. The 9-16ft ceilings throughout create a bright and airy atmosphere, with plenty of natural light flooding in through the large south facing covered deck and a triple garage measuring 38'6"x26'. Estimated completion date August 29, 2025. \*Seller is a licensed Realtor in province of Alberta