

**10504 148 AVE**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2210328**



**\$699,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,874 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	Other
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	Other, Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

The Drew plan by Little Rock Builders is a highly sought after overly efficient floor plan! The large entry leads you into a large open area including a dining, kitchen and living area designed to host, live and enjoy life. The main level also has 2 good sized rooms and a full bathroom. The upper level includes a laundry room, bonus room and a master bedroom worthy of a magazine complimented by a gorgeous en-suite and walk-in closet. The basement is unfinished but has potential for 2 bedrooms, full bathroom and living area. The home features a large garage measuring 36' wide 25' deep. A large driveway and much more. This home is not built yet. There is an option to view an existing home from the builder. Possession would be 5-6 months from start of construction.