

**10729 146 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2097922**



**\$679,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,163 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cleared, Front Yard, Level		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** N/A

High Mark Homes "The Denvyr" is now available for sale in Whispering Ridge. This 2163 Sq/ft Two Storey offers all the features a buyer could desire. The home is built in the new phase and offers quick access to parks, school and trails in the community. The front welcomes you with large entry way, that connects to mudroom with built in lockers and walk through butler pantry. Large open concept kitchen offers massive island, tons of cabinetry, and stylish craftsman look that'll surely impress. Nearby dining room features beautiful vaulted ceiling with beams overhead, and large living room with rock floor to ceiling gas fireplace. Outback you'll find 13x12 covered deck with a south facing backyard to take in all the sunlight on our long summer days. Upstairs features bonus room, 2 good sized bedrooms, laundry room, full bath and of course large master bedroom with walk-in closet and 5 piece ensuite. Home also has walk-out basement for future development. Location is under construction but contains standard High Mark Home finishes throughout that could grace the cover of any home magazine. So many features that have to be seen to appreciate the value in this stunning home. See the difference in what High Mark has to offer.