

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

**MLS # A2164346**

**\$719,900**



<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,238 sq.ft.	<b>Age:</b>	2024 (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>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

**Inclusions:** N/A

**\*\*High Mark Homes Job #308 - The Denvyr XL\*\*** Discover your dream home in this stunning two-storey residence located in Whispering Ridge, with no rear neighbors. The Denvyr XL boasts 3 spacious bedrooms and 2.5 elegant baths, providing ample space for family living. With 2,238 square feet of thoughtfully designed living space, this home is perfect for both relaxation and entertaining. Step inside and be greeted by impressive 9-foot ceilings on the main floor, enhanced by vaulted ceilings featuring beautiful timber beams in the dining area. The chef-inspired kitchen is a true highlight, showcasing quartz countertops and a convenient butler's pantry. Natural light floods the undeveloped basement through oversized windows, creating an inviting atmosphere for family activities or a home theater. The upper floor features a versatile bonus room that has a vaulted ceiling with timber beams, ideal for a play area or office, along with an upgraded larger laundry room for added convenience and functionality. This home is situated on a large lot, providing plenty of outdoor space for recreation and relaxation. The 40-foot garage includes one bay that is 30 feet deep, offering ample storage and parking options, with additional room for RV parking. Don't miss the opportunity to make this exceptional property your new home. Schedule a viewing today and experience all that The Denvyr XL has to offer! \*Seller is a licensed Realtor in the province of Alberta