

10620 149A Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2167739

## \$719,900



<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>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

\*High Mark Homes Job 336\* The Hendrix Ltd modified bi-level features main floor primary bedroom with ensuite, powder room, and laundry. 2 bedrooms are located upstairs, along with the main bath (total 3 bed/2.5 baths). The Hendrix Ltd has 9-14ft ceilings throughout, including the basement to allow for ample natural light. Quartz countertops can be found in the open concept kitchen/living room as well as all bathrooms. This home has an oversized triple garage measuring 41'6"x26'11", a covered deck, and walkout basement. Come visit High Mark's show home to see this functional layout! \*Seller is a licensed Realtor in the province of Alberta