

10640 148 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2257174

**\$869,900**

|           |   |        |                  |
|-----------|---|--------|------------------|
| Division: | Whispering Ridge                              |        |                  |
| Type:     | Residential/House                             |        |                  |
| Style:    | Modified Bi-Level                             |        |                  |
| Size:     | 1,996 sq.ft.                                  | Age:   | 2025 (0 yrs old) |
| Beds:     | 3   | Baths: | 2 full / 1 half  |
| Garage:   | Off Street, Oversized, Triple Garage Attached |        |                  |
| Lot Size: | 0.17 Acre                                     |        |                  |
| Lot Feat: | Other   |        |                  |

|             |  |            |              |
|-------------|--|------------|--------------|
| Heating:    | Forced Air   | Water:     | Public       |
| Floors:     | Carpet, Hardwood, Tile   | Sewer:     | Public Sewer |
| Roof:       | Fiberglass   | Condo Fee: | -            |
| Basement:   | See Remarks  | LLD:       | -            |
| Exterior:   | Stone, Vinyl Siding  | Zoning:    | RR2          |
| Foundation: | Poured Concrete  | Utilities: | -            |
| Features:   | Beamed Ceilings, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |            |              |
| Inclusions: | N/A  |            |              |

\*High Mark Homes Job 406\* The Myron II, a modern and meticulously designed 3 bedroom, 2.5 bathroom modified bi-level home spanning 1996 square feet. This stunning property features high-end finishes and a thoughtful floor plan that is sure to impress. The main floor boasts a primary suite and convenient laundry facilities, and an oversize hidden pantry. The kitchen and bathrooms are adorned with luxurious quartz countertops, adding a touch of elegance to the space. The home features impressive 9-14ft ceilings throughout with a vaulted ceiling (including timber beams) in the kitchen and dining room. This home includes oversize main floor windows along with a covered deck with stairs in the back. The Myron II is thoughtfully designed to offer the option of a mother-in-law suite (including second entrance from garage), providing flexibility and versatility for multi-generational living arrangements. This home also has a triple size garage measuring 36'3"x28'11". \*Seller is a licensed Realtor in the province of Alberta