

10702 146 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2198341

**\$719,900**

<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,007 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Front Yard, See Remarks		

<b>Heating:</b>	Fireplace(s), 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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	RR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, See Remarks, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** N/A

\*High Mark Homes Job 356\* This exquisite 2-storey residence, The Nevaeh II, offers 2007 square feet of thoughtfully designed living space and room for future RV parking beside the garage on its corner lot. The heart of the home features stunning timber beams in the living room with an open-concept layout to seamlessly connect the living, dining, and kitchen areas. Enjoy cooking in the well-appointed kitchen with a walk in pantry and quartz counters, and no shortage of cabinet storage. The upper level boasts a luxurious primary bedroom, providing a serene escape with plenty of natural light and ample closet space with laundry connected. Two generously sized bedrooms as well as a flex room on the upper level offer plenty of space for family members or guests, along with a full bath easily accessible for convenience (total of 4 bedrooms on the second floor). An optional deck can be added to enhance your outdoor living space, perfect for entertaining or simply enjoying a quiet morning coffee. The attached triple garage (36' x 25' x 32') provides plenty of room for vehicles, recreational equipment, and additional storage. This home is situated in a desirable neighborhood (with county taxes and backing onto a green space), close to schools, parks, shopping, and all the amenities you need. Estimated completion date: July 18, 2025. \*Seller is a licensed Realtor in the province of Alberta