

**10726 146 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2249699**



**\$824,900**

|                  |                                                                |               |                  |
|------------------|----------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Whispering Ridge                                               |               |                  |
| <b>Type:</b>     | Residential/House                                              |               |                  |
| <b>Style:</b>    | Modified Bi-Level                                              |               |                  |
| <b>Size:</b>     | 2,207 sq.ft.                                                   | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                                                              | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Garage Door Opener, Multiple Driveways, Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.19 Acre                                                      |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard                                          |               |                  |

|                    |                                                                                                                                                                                                                                     |                   |              |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Hot Water                                                                                                                                                                                              | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                                                              | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                     | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full, Partially Finished                                                                                                                                                                                                            | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                                                                                                                                                 | <b>Zoning:</b>    | RR2          |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                     | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Beamed Ceilings, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |                   |              |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                                                 |                   |              |

\*High Mark Homes Job 392\* The Hendrix IV! Our largest and grandest Hendrix plan. This modified bi-level features main floor primary bedroom with ensuite, powder room, and laundry. 3 large bedrooms are located upstairs, along with another bathroom with dual sinks. (total 4 beds and 2.5 baths above ground). The Hendrix IV has 8-16ft ceilings throughout. ' unfinished basement with lots of natural light. Timber beams in the vaulted ceilings of the kitchen and living room simply add to the elegance of High Mark Homes pristine finishings, which can be customized to the buyer's taste for pre-sales. This home features a covered deck with no rear neighbors and an oversized triple garage measuring 36'8"x26'8". Has room for future RV parking beside the garage. Sample finishings can be viewed at High Mark's show home, conveniently located a few blocks away. Projected completion date early December 2025. \*Seller is a licensed Realtor in the province of Alberta