

# **\$819,900 - 10433 148 Avenue, Rural Grande Prairie No. 1, County of**

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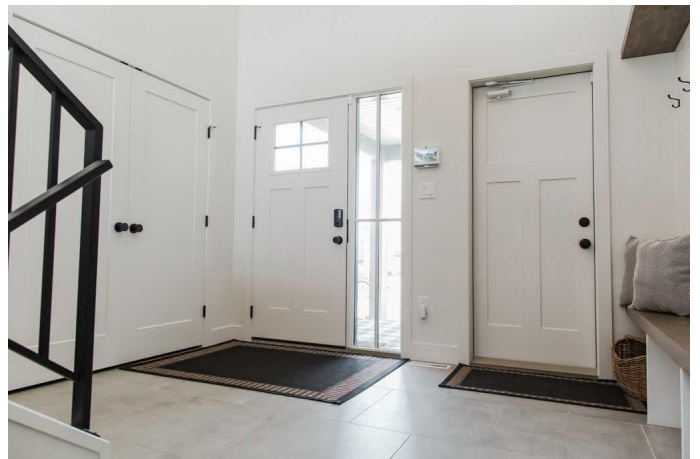
MLS® #A2134094

**\$819,900**

5 Bedroom, 4.00 Bathroom, 2,020 sqft  
Residential on 0.18 Acres

Whispering Ridge, Rural Grande Prairie No. 1,  
County of, Alberta

JUST REDUCED & is now below replacement value! It is an Immaculate FULLY DEVELOPED High Mark Home (Hendrix Limited) highly desirable floorplan that is only 9 months old & thoughtfully customized. This modified bilevel plan offers 5 bedrooms & 4 bathrooms (3 bedrooms up & 2 bedrooms in the basement). All the headaches of waiting for the basement to be finished & any custom design &/or construction have been taken care of - no hassle, just move in! Tons of custom features: Fully finished basement with upgraded vinyl plank flooring, all lower cabinetry in the kitchen has been changed to pot drawers (they offer tons more storage & are easy to access), walk in pantry with additional shelving, dimmer switches on lights throughout, custom blinds on all windows professionally installed with custom full length curtains in the living room, fully finished, heated TRIPLE car garage with a stainless sink & custom built in closets with built in shoe/boot shelving; large poured concrete RV parking pad (66 ft long), Air Conditioning, BBQ gas line on the covered deck, enclosed wine or bar area in the basement with sink & cabinets. The open concept design of this home is highly desirable - the upper level has 2 good sized bedrooms & a hotel like bathroom (pocket door between sink/vanity & toilet/tub area) which are located privately up a



few stairs over the garage. The master suite is ideally located on the main floor with a beautiful 5 pc. ensuite bathroom. There is an adjacent separate laundry room next to the master walk in closet which is the perfect location. The 2 pc. guest bathroom is just off the kitchen. The size & design of the kitchen is a chef's dream as it is open concept with a huge island & tons of counter space & cabinet space to work with. Installed are brand new high end GE Cafe stainless appliances & features a gas stove. The kitchen is open to the spacious dining area & living room which is perfect for entertaining. The main floor is quite spectacular with high beamed ceilings & large windows & with no rear neighbors it is wonderful to enjoy the overall brightness & privacy this home offers. There is a gas fireplace in the living room area with rock finishing & built in display shelves on each side. The basement is completely developed & well laid out - there are two bedrooms both with walk in closets, a good size 4 pc. bathroom; the rooms & bathroom are privately located behind a nice looking barn door. The large family room in the basement has several good size windows which keeps it bright. The large front entrance area accesses the spacious triple car garage that is fully finished & heated with the custom closets & shelving adding that desirable extra storage. This house feels brand new & is probably better than buying new with every thoughtful thing done ! No hassle and no waiting!! Absolutely a must to take a look at this home if you are looking at new!

Built in 2023

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2134094  |
| Price      | \$819,900 |
| Sold Price | \$805,000 |

|                |                   |
|----------------|-------------------|
| Bedrooms       | 5                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,020             |
| Acres          | 0.18              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Sold              |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 10433 148 Avenue              |
| Subdivision | Whispering Ridge              |
| City        | Rural Grande Prairie No. 1, C |
| County      | Grande Prairie No. 1, County  |
| Province    | Alberta                       |
| Postal Code | T8X 0X2                       |

### Amenities

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Underground Utilities, Water Connected |
| Parking Spaces | 8                                                                                                                         |
| Parking        | Additional Parking, Concrete Driveway, Enclosed, Heated Garage, Triple Garage Attached                                    |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Wine Refrigerator                   |
| Heating           | Fireplace(s), Floor Furnace, Forced Air, Natural Gas                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                          |
| Fireplaces        | Gas, Living Room, Stone                                                                                                                                                                    |



|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | BBQ gas line                                      |
| Lot Description   | Backs on to Park/Green Space                      |
| Roof              | Asphalt Shingle                                   |
| Construction      | Composite Siding, Silent Floor Joists, Wood Frame |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | May 26th, 2024      |
| Date Sold      | September 5th, 2024 |
| Days on Market | 102                 |
| Zoning         | RR-2                |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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