



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

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14528 107B Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2167734

\$759,900



Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,207 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Multiple Driveways, Triple Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Other		

Heating:	High Efficiency, Forced Air, Hot Water	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RR2
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: N/A

High Mark Homes Job 332 The brand new Hendrix IV! This modified bi-level is on a large pie shaped lot with no rear neighbors and features main floor primary bedroom with ensuite, powder room, and laundry. 3 large bedrooms are located upstairs, along with the main bath (total of 4 beds/2.5 baths). The Hendrix IV has 9-12ft ceilings throughout, including the basement to allow for bright, 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 has an oversized triple garage measuring 38'x31'2"x25'6". Sample finishings can be viewed at High Mark's show home, conveniently located a few blocks away. *Seller is a licensed Realtor in the province of Alberta