



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**10624 149A Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2186718**

**\$714,900**



<b>Division:</b>	Whispering Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,169 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

**Inclusions:** N/A

**\*\*High Mark Homes Job #334 - The Denvyr \*\*** Discover your dream home in this stunning two-storey residence located in Whispering Ridge. The Denvyr boasts 3 spacious bedrooms and 2.5 elegant baths, providing ample space for family living. With 2,163 square feet of thoughtfully designed living space, this home is perfect for both relaxation and entertaining. Step inside and be greeted by impressive 9-foot ceilings on the main floor, enhanced by vaulted ceilings featuring beautiful timber beams in the dining area. The chef-inspired kitchen is a true highlight, showcasing quartz countertops and a convenient butler's pantry. Natural light floods the undeveloped basement through oversized windows, creating an inviting atmosphere for family activities or a home theater. The upper floor features a versatile bonus and laundry room close to the bedrooms. Don't miss the opportunity to make this exceptional property your new home. Schedule a viewing today and experience all that The Denvyr has to offer! \*Seller is a licensed Realtor in the province of Alberta