



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

10656 148 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2187403



\$689,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,683 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Landscaped, Sloped Down		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade	LLD:	11-72-6-W6
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Vaulted Ceiling(s)		

Inclusions: Fridge , stove, microwave , dishwasher , washer dryer stacked in suite , shed

All in One ! This breathtaking custom-designed home seamlessly blends style and functionality. Upon entering, you're welcomed by a flood of natural light streaming through the expansive windows that grace the main level. You'll fall in love with the exquisite kitchen, complete with white quartz countertops, soft grey cabinetry, brass fixtures ,stainless steel appliances with gas range and a large walk in pantry. The vertical shiplap and built in dining bench finish off the dining room with a touch of charm and character. The living room serves as a cozy retreat to unwind after a busy day, featuring a striking black surround fireplace that acts as the room's focal point, offering both warmth and ambiance. Finishing off the main floor, you'll also find a full 4 piecebathroom with sleek black finishing along with an additional bedroom. Above the garage, the primary bedroom is truly impressive, boasting a stunning feature wall and a walk-in closet equipped with built-in drawers. Its ensuite bathroom is equally luxurious, adorned with black subway tiles and gold fixtures that create a refined atmosphere. Conveniently, the expansive upper floor laundry is situated just outside the primary suite. The fully finished basement offers two additional bedrooms, a bathroom, and a mother-in-law suite, ensuring ample space for family and guests. The meticulous attention to detail and high-quality finishes are evident throughout the entire home. Additional highlights include a spacious corner lot with a side gate with a completely separate entrance, a walk-out basement, air conditioning, and an oversized finished and heated garage complete with hot and cold taps. This is a remarkable opportunity to own a stunning executive home. Call your favourite Realtor®; to view before its gone!