

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

MLS # A2167734



**\$759,900**

<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>	2024 (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>	0.25 Acre		
<b>Lot Feat:</b>	Other		

<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>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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