

**10504 148 AVE**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2210328**

**\$699,900**



|                  |                       |               |                  |
|------------------|-----------------------|---------------|------------------|
| <b>Division:</b> | Whispering Ridge      |               |                  |
| <b>Type:</b>     | Residential/House     |               |                  |
| <b>Style:</b>    | Modified Bi-Level     |               |                  |
| <b>Size:</b>     | 1,874 sq.ft.          | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Quad or More Attached |               |                  |
| <b>Lot Size:</b> | 0.17 Acre             |               |                  |
| <b>Lot Feat:</b> | See Remarks           |               |                  |

|                    |                             |                   |                     |
|--------------------|-----------------------------|-------------------|---------------------|
| <b>Heating:</b>    | High Efficiency, Forced Air | <b>Water:</b>     | Other               |
| <b>Floors:</b>     | See Remarks                 | <b>Sewer:</b>     | Other, Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -                   |
| <b>Basement:</b>   | Full, Unfinished            | <b>LLD:</b>       | -                   |
| <b>Exterior:</b>   | See Remarks                 | <b>Zoning:</b>    | RR2                 |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -                   |
| <b>Features:</b>   | See Remarks                 |                   |                     |

**Inclusions:** NA

The Drew plan by Little Rock Builders is a highly sought after overly efficient floor plan! The large entry leads you into a large open area including a dining, kitchen and living area designed to host, live and enjoy life. The main level also has 2 good sized rooms and a full bathroom. The upper level includes a laundry room, bonus room and a master bedroom worthy of a magazine complimented by a gorgeous en-suite and walk-in closet. The basement is unfinished but has potential for 2 bedrooms, full bathroom and living area. The home features a large garage measuring 36' wide 25' deep. A large driveway and much more. This home is not built yet. There is an option to view an existing home from the builder. Possession would be 5-6 months from start of construction.