

# **\$719,900 - 10702 146 Avenue, Rural Grande Prairie No. 1, County of**

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MLS® #A2198341

**\$719,900**

3 Bedroom, 3.00 Bathroom, 2,007 sqft  
Residential on 0.18 Acres

Whispering Ridge, Rural Grande Prairie No. 1,  
County of, Alberta

\*High Mark Homes Job 356\* This exquisite 2-storey residence, The Nevaeh II, offers 2007 square feet of thoughtfully designed living space and room for future RV parking beside the garage on its corner lot. The heart of the home features stunning timber beams in the living room with an open-concept layout to seamlessly connect the living, dining, and kitchen areas. Enjoy cooking in the well-appointed kitchen with a walk in pantry and quartz counters, and no shortage of cabinet storage. The upper level boasts a luxurious primary bedroom, providing a serene escape with plenty of natural light and ample closet space with laundry connected. Two generously sized bedrooms as well as a flex room on the upper level offer plenty of space for family members or guests, along with a full bath easily accessible for convenience (total of 4 bedrooms on the second floor). An optional deck can be added to enhance your outdoor living space, perfect for entertaining or simply enjoying a quiet morning coffee. The attached triple garage (36' x 25' x 32') provides plenty of room for vehicles, recreational equipment, and additional storage. This home is situated in a desirable neighborhood (with county taxes and backing onto a green space), close to schools, parks, shopping, and all the amenities you need. Estimated completion date: July 18, 2025.



\*Seller is a licensed Realtor in the province of  
Alberta

Built in 2025

### Essential Information

MLS® #	A2198341
Price	\$719,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,007
Acres	0.18
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	10702 146 Avenue
Subdivision	Whispering Ridge
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0X5

### Amenities

Parking Spaces	6
Parking	Parking Pad, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Beamed Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Walk-In Closet(s), See Remarks, Sump Pump(s)
Appliances	None
Heating	Forced Air, Fireplace(s)
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, City Lot
Roof	Fiberglass
Construction	Other
Foundation	Poured Concrete

### Additional Information

Date Listed	March 27th, 2025
Days on Market	82
Zoning	RR2

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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