

# \$749,900 - 10725 146 Avenue, Rural Grande Prairie No. 1, County of

---

MLS® #A2208998

**\$749,900**

3 Bedroom, 3.00 Bathroom, 2,032 sqft  
Residential on 0.17 Acres

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

\*High Mark Homes Job 372\* The Hendrix II, a modified bi-level, is a true showstopper in a horseshoe cul-de-sac with county taxes! Step inside to discover soaring ceilings and an open entryway that leads you to the main floor which features a gourmet kitchen with sleek quartz countertops and spacious living room. The luxurious main floor primary bedroom is complete with a spa-like ensuite and conveniently located laundry. Upstairs, you'll find two additional bedrooms and a stylish main bath, for a total of 3 beds and 2.5 baths. The 9-16ft ceilings throughout create a bright and airy atmosphere, with plenty of natural light flooding in through the large south facing covered deck and a triple garage measuring 38'6"x26'. Estimated completion date August 29, 2025. \*Seller is a licensed Realtor in province of Alberta



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2208998  |
| Price      | \$749,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                   |
|----------------|-------------------|
| Square Footage | 2,032             |
| Acres          | 0.17              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 10725 146 Avenue              |
| Subdivision | Whispering Ridge              |
| City        | Rural Grande Prairie No. 1, C |
| County      | Grande Prairie No. 1, County  |
| Province    | Alberta                       |
| Postal Code | T8X 0X5                       |

**Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 6                                              |
| Parking        | Parking Pad, Triple Garage Attached Off Street |
| # of Garages   | 3                                              |

**Interior**

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Var<br>Floorplan, Pantry, Quartz Co<br>Closet(s), Beamed Ceilings,<br>for Sound |
| Appliances        | None                                                                                                   |
| Heating           | Forced Air                                                                                             |
| Cooling           | None                                                                                                   |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas, Great Room                                                                                        |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

**Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Yard, Front Yard |
| Roof              | Fiberglass            |



|              |                     |
|--------------|---------------------|
| Construction | Stone, Vinyl Siding |
| Foundation   | Poured Concrete     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 11               |
| Zoning         | RR2              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.