

10629 154A Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1005846



\$678,900

Division:	Whispering Ridge		
Type:	Residential/House		
Style:	-		
Size:	1,799 sq.ft.	Age:	2016 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Attached, Boat, Concrete Driveway, Garage Door Opener, Triple Garage		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Lake, Front Yard, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-72-6-W6
Exterior:	ICFs (Insulated Concrete Forms), Stone, Vinyl Siding	Zoning:	RR1
Foundation:	ICF Block	Utilities:	Electricity Connected, Garbage Collection, Sewer Con

Features: Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: double door fridge, 36 inch range, dishwasher, washer, dryer, a/c unit, speaker system and sound equipment, window coverings, GDO controls, home theater chairs, cvac + attachments

Beautiful + feature loaded Dawson, custom built by Highmark Homes. This plan was built with sound +network conveniently located at your fingertips. Control the sound + mood from any level. Exquisite bungalow with white wide plank tile stretching across the main floor. Making it easy to clean for families with high traffic. Vaulted ceilings throughout the main floor + 9 foot ceilings in the basement. Kitchen showcases a beautiful 11 ft granite island with alder soft close cabinets, 36 inch gas range, large pantry with solid shelving + intercom to bedrooms. Floor kicks in the main areas for the CVAC. Living room steps out to covered deck with hot tub on lower level that has private access to master room.. Basement is fully developed with rec room, lounge space, theater room with 7.1 surround sound, 2 bedrooms + 1 bathroom. This home is loaded with features from a/c , LED lighting, granite c-tops throughout, built in speaker systems with controls (main living areas, master room + deck), heated floors in ensuite, HWT on demand + HE furnace. Finished heated triple car garage with hot +cold water taps, sumps + extra parking for boat or RV. Backyard is fully fenced backing onto the lake. School + community park within walking distance.