

# \$799,900 - 10440 148 Avenue, Rural Grande Prairie No. 1, County of

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MLS® #A2195596

**\$799,900**

5 Bedroom, 4.00 Bathroom, 1,986 sqft  
Residential on 0.18 Acres

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

This impressive 5-bedroom, 3.5-bath "Modern Reagan" modified bilevel, built in 2022 by High Mark Homes, perfectly blends modern elegance and thoughtful functionality. This 1986 sq ft home is located in a tranquil cul-de-sac on a corner lot with green space behind. Step into an inviting open-concept floor plan with dramatic 14-foot beamed ceilings, a cozy gas fireplace, and oversized windows that bathe the home in natural light. The gourmet kitchen is a chef's delight, complete with quartz countertops, a large island, ample counter space, and a corner pantry. Two main-floor bedrooms, each featuring walk-in closets, are connected by a Jack-and-Jill bathroom, while a powder room is conveniently located for guests. The primary suite, privately situated above the garage, offers a luxurious 5-piece ensuite, a walk-through walk-in closet, and direct access to the laundry room and a quiet office nook. The fully finished basement, developed by the builder with 9-foot ceilings, adds further versatility with a rec room equipped with a wet bar, two additional bedrooms (1 with walk-in closet), a 4-piece bathroom, and an extra laundry hookup. Notable features include air conditioning, hot water on demand, custom blinds, a gas line on the deck for a BBQ, and a fenced yard with a 7' x 7' shed. The 14' x 23' covered deck, perfect for



relaxing or entertaining, overlooks the serene green space where you can watch your children walk to Whispering Ridge school nearby. You will love the RV parking, oversized triple car garage and the benefit of county taxes This home is ideal for all families with a combination of privacy, convenience, contemporary amenities, and a very spacious, family-friendly layout which makes it truly exceptional.

Built in 2022

### Essential Information

MLS® #	A2195596
Price	\$799,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,986
Acres	0.18
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	10440 148 Avenue
Subdivision	Whispering Ridge
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8Y0X2

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Triple Garage Attached

# of Garages 3

## Interior

Interior Features Beamed Ceilings, Double V  
Smoking Home, Open Flo  
Pump(s), Walk-In Closet(s)

Appliances Bar Fridge, Central Air C  
Microwave, Refrigerator, Tan

Heating High Efficiency, Forced Air, N

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features BBQ gas line

Lot Description Backs on to Park/Green Space, No Neighbours Behind

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed February 20th, 2025

Days on Market 49

Zoning RR

## Listing Details

Listing Office RE/MAX Grande Prairie

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