

**14704 107 Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2167732**

**\$729,900**



|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Whispering Ridge                              |               |                  |
| <b>Type:</b>     | Residential/House                             |               |                  |
| <b>Style:</b>    | Modified Bi-Level                             |               |                  |
| <b>Size:</b>     | 1,999 sq.ft.                                  | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Off Street, Oversized, Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.19 Acre                                     |               |                  |
| <b>Lot Feat:</b> | Other   |               |                  |

**Heating:** Forced Air

**Water:** Public

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** Public Sewer

**Roof:** Fiberglass

**Condo Fee:** -

**Basement:** See Remarks

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** RR2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Beamed Ceilings, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

\*High Mark Homes Job 330\* The Myron Limited, a modern and meticulously designed 3 bedroom, 2.5 bathroom modified bi-level home spanning over 1999 square feet. This stunning property features high-end finishes and a thoughtful floor plan that is sure to impress. The main floor boasts a primary suite and convenient laundry facilities, and an oversize hidden pantry, providing ultimate comfort and convenience. The kitchen and bathrooms are adorned with luxurious quartz countertops, adding a touch of elegance to the space. The home features impressive 9-14ft ceilings throughout, with a vaulted ceiling in the kitchen and dining room, creating a sense of openness and grandeur. This home includes oversize main floor windows along with a covered deck with stairs in the back with no rear neighbors. The Myron Limited is thoughtfully designed to offer the option of a mother-in-law suite (including second entrance from garage), providing flexibility and versatility for multi-generational living arrangements. This home also has room for RV parking beside the triple garage (36'x28'). \*Seller is a licensed Realtor in the province of Alberta