

# \$764,900 - 10701 146 Avenue, Rural Grande Prairie No. 1, County of

MLS® #A2266820

**\$764,900**

2 Bedroom, 2.00 Bathroom, 1,673 sqft  
Residential on 0.19 Acres

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

\*High Mark Homes Job 416\* The Ryler â€” a stunning 2 bed, 2 bath bungalow that perfectly blends craftsmanship, comfort, and style. Situated on a desirable corner lot, this home welcomes you with a charming covered front patio and an impressive triple car garage measuring 33â€™x30â€™x21â€™8â€•â€” perfect for vehicles, storage, or a workshop setup. Inside, the open-concept main living area features vaulted ceilings with striking wood beams and a floor-to-ceiling fireplace feature, creating a warm and inviting atmosphere. The large chefâ€™s kitchen is a true showpiece, complete with quartz countertops, a spacious island, and ample cabinetry for storage and prep space. Step out to the covered back deck, ideal for entertaining or relaxing in any season. With thoughtful design, high-end finishes, and timeless appeal, The Ryler offers the perfect balance of luxury and livability. Estimated project completion date is mid February 2026. \*Seller is a licensed realtor in the province of Alberta

Built in 2025

## Essential Information

MLS® #	A2266820
Price	\$764,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,673
Acres	0.19
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	10701 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	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Sump Pump(s), Walk-In Closet(s)
Appliances	None
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Front Yard, Rectangular Lot

Roof	Fiberglass
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 24th, 2025
Days on Market	17
Zoning	RR2

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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