



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
 OUELLETTE
 ASSOCIATE

780-831-7725
 jackadmin@gpremax.com

10402 160 Avenue
 Rural Grande Prairie No. 1, County of, Alberta

MLS # A2150327



\$839,900

Division:	Westlake Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,346 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Asphalt, Driveway, RV Access/Parking, Triple Garage Attached		
Lot Size:	17772.00 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped		

Heating:	Central, Fireplace(s), Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-72-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, High Ceilings, Laminate Counters, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

ONLY ONE OWNER! This stunning custom-built home is situated on a .41 acre lot in sought after Westlake Village. Once inside, you are greeted with an impressive great room and staircase. The great room greets you with plenty of natural light, high ceilings, and a gas fireplace. The great room transitions to a formal dining room and into the kitchen. Here, the kitchen features custom cabinets, high end appliances, plenty of counter space, and another dining area. The main floor also features the master bedroom, which has a beautiful 5-piece ensuite and two walk-in closets. The main floor also offers laundry and a half bath. Upstairs, you will find a loft area, 2 more bedrooms, a full washroom, and an office that can be converted to a 3rd bedroom. The basement is fully developed, offering a large family room, wet bar, and another guest bedroom, and a newly added full bathroom. The addition of central air conditioning keeps the home comfortable year-round. Outside, you will find a fully landscaped yard with an underground sprinkler system, RV parking, and a triple car garage that is finished, heated and equipped with a workbench area. This home checks all the boxes for a growing family and the area offers a great community to live in, close to all amenities GP has to offer.