



DON'T GAMBLE WITH YOUR HOME.
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10719 160 Avenue
 Rural Grande Prairie No. 1, County of, Alberta

MLS # A2196205



\$775,000

Division:	Westlake Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,792 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.47 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-72-6-W6
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Double Vanity, Open Floorplan, See Remarks, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: N/A

This is it! Bungalow! South facing yard! Fully developed! Perfect renovations! Sprawling 1792sqft, 5 bed + den bungalow perfectly placed on an oversized lot in desirable Westlake Village. Stunning refinished light hardwood floors, sweeping vaulted ceilings warmed by the natural gas fireplace & tall bright windows. The kitchen has been refreshed with gorgeous white quartz counters, new sink & tap, timeless subway backsplash & warm chocolate cabinets. 3 bedrooms + den on the main level, including the spacious master with walk-in closet of your dreams & completely renovated ensuite. This spa-inspired ensuite features walk-in tile shower with dual shower heads, double vanity sink & soaker tub. The main floor mudroom/laundry room has a sink & leads to the triple heated garage. The den is located right of the front entry- perfect for home learning/working. Professionally finished basement, mini bar area, wide open family room, two large bedrooms, gym with rubber matting & plenty of storage. House has speakers and integrated tv/audio system from Echo Sound including to the deck. The deck is covered and leads to massive patio which is reinforced for a future hot tub. No expense spared. Massive fenced lot, paved triple drive and rv pad. Turn-key, lovingly maintained and ready for it's new owner!