



**GRASSROOTS**  
REALTY GROUP

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**15719 107A Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2225797**



**\$890,000**

<b>Division:</b>	Westlake Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,891 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Aggregate, Asphalt, Front Drive, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Tray Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	Shed, Garage heater, cell phone booster, swim spa		

This large bungalow is sure to impress! Big tile entrance way, with den/office right at the front. Open floor plan and tall ceilings - great for entertaining, kitchen features Quartz counter tops, corner pantry and huge island with eating bar. Gas fireplace and hardwood flooring in living room. Main floor laundry area and big boot room lead to the heated triple garage with new doors and openers and a mezzanine built for a ton of extra storage! Primary bedroom has a gas fireplace, walk in closet, and beautiful ensuite with double vanity, soaker tub and tile shower with double shower heads. Another bedroom and bathroom complete the upper level. Developed basement has infloor heat, tall ceilings, large windows and a huge entertainment area, separate theatre room, 2 bedrooms, a full bathroom and a big storage room. (Need more bedrooms? There is lots of room to add another!) Off the dining area there is a large deck with gas line for your bbq, sun room #1 is set up for entertaining and has an infrared heater & gas line for a fire table. Sunroom #2 features a swim spa with power lift cover. Huge fenced back yard has large concrete RV pad, & shed with overhead door. Central A/C and a RV hook up to septic as well. Westlake village is an amazing neighborhood with two lakes, walking trails for miles, parks and an elementary school nearby, AND amazing neighbors!! Get in to see this gem soon! (Seller is a licensed REALTOR in Alberta.)