



GRASSROOTS
REALTY GROUP

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10732 158 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2257525



\$819,900

Division:	Westlake Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,469 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.49 Acre		
Lot Feat:	Landscaped		

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

Inclusions: N/A

Stunning upscale two-storey home offering well over 3,000 sq. ft. of beautifully appointed living space. Fully developed and designed for modern family living and entertaining. There are 5 bedrooms plus a main-floor office and formal dining room. There is a formal living room and a family room. Eat-in kitchen with abundant cabinetry, a buffet/server area ideal for entertaining, upgraded granite countertops, and stainless steel appliances. The Kitchen walks out to a BBQ deck overlooking a large, private yard. Massive primary suite with two walk-in closets and a luxurious 5-piece ensuite featuring a glass walk-in shower and freestanding soaker tub, and a gas fireplace. Main-floor office and convenient laundry room. Elegant hardwood and tile throughout the main living areas. Fully finished basement with two generous additional rooms, a full bathroom, a large open family room, and extensive storage. Triple heated garage, central A/C, Tesla charging port, custom blinds, and new lighting fixtures among premium upgrades. Location Nestled in desirable Westlake, this home enjoys proximity to schools, scenic water features, paved trails, and larger lots that deliver privacy and a neighborhood feel. This exceptional property blends refined finishes with functional spaces for every stage of life and is perfect for families who value space, quality, and location. Book your showing today!!!