



10619 156 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2287682



\$919,900

Division:	Westlake Village		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,886 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Central, Fireplace(s), Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-72-6-W6
Exterior:	Brick, Vinyl Siding	Zoning:	RE
Foundation:	ICF Block	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sauna, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Barrel Sauna, Dog wash

Welcome to the highly sought-after community of Westlake Estates! Situated on an expansive one-third acre lot, this fully developed 5-bedroom, 3-bathroom home offers exceptional space, comfort, and luxury finishes throughout. The bright main floor showcases soaring ceilings and an abundance of natural light. The beautifully appointed kitchen features quartz countertops, high-end appliances, and ample cabinetry and workspace — perfect for both everyday living and entertaining. The living room is warm and inviting with a gas fireplace and seamless access to indoor-outdoor gathering spaces, including a stunning heated three-season screened room. Upstairs you'll find an impressive primary retreat complete with its own gas fireplace, a large walk-in closet with custom shelving, and a spa-like ensuite featuring a soaker tub, dual sinks, and a spacious walk-in shower. The fully developed lower level includes two additional bedrooms and a spacious family room equipped with a wet bar and dishwasher — ideal for hosting guests or relaxing movie nights. Outside, the professionally landscaped yard offers both beauty and functionality, including dedicated RV parking with an on-site RV dump station and space designed to accommodate a future 32x40 detached garage. Additional features include air conditioning, custom window coverings, built-in speakers throughout the home and sunroom, a dog wash station, 4-person barrel sauna, and heated towel bars in the primary ensuite. This home blends luxury, comfort, and lifestyle — a rare opportunity in Westlake Estates.