



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

MLS # A2293053



\$859,900

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|------------------|---------------------------------------------------------------|---------------|-------------------|
| Division: | Westlake Village | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,561 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Asphalt, Driveway, RV Access/Parking, Triple Garage Attached | | |
| Lot Size: | 0.41 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind | | |

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

Inclusions: NA

Located in the desirable community of Westlake in Grande Prairie, this spacious and well-maintained home offers the perfect blend of comfort and functionality for family living. Featuring 5 bedrooms and 4 bathrooms, there is plenty of room for everyone to spread out and enjoy. The exterior offers excellent curb appeal with an oversized driveway and a triple-car garage, providing ample space for vehicles, toys, or an RV. Fresh paint and new appliances add a clean, updated feel to the home. Inside, soaring cathedral ceilings and large windows fill the home with natural light. The main living space features an open-concept living and dining area, creating a bright and welcoming place to gather or host. The kitchen is set in its own space and includes a separate eat-in area, perfect for casual meals or morning coffee, with convenient access to the back deck for summer BBQs. The main floor primary suite offers a comfortable retreat with a walk-in closet, spa-like ensuite, and convenient access to the main floor laundry. Upstairs you'll find three additional bedrooms, a full bathroom, and a loft-style office overlooking the living room below. The fully finished basement expands your living space with a large rec room featuring a bar, an additional bedroom and bathroom, and plenty of storage. Outside, enjoy the back deck, a fire pit area, and concrete pads ready for a future hot tub or patio setup. The fully fenced backyard provides privacy and a great space for kids, pets, or entertaining.