



GRASSROOTS
REALTY GROUP

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15718 104 Street
Grande Prairie, County of, Alberta

MLS # GP204777



\$1,488,000

Division:	Westlake Village		
Type:	House		
Style:	2 Storey		
Size:	3,780 sq.ft.	Age:	2006 (13 yrs old)
Beds:	3 up / 2 down	Baths:	4 full / 2 half
Possession:	Immediate		
Garage:	Attached, Other, Triple		
Driveway:	Paved		

Heating: Hot Water, In-Floor, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco, Vinyl

Land: Landscaped

Features: Air Exchanger, Central Air Conditioning, Central Vacuum, Ensuite, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home

Water: -

Sewer: Municipal

Taxes: \$ 5,951

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Inclusions: Fridge, Stove, Dishwasher, Washer and Dryer, Mini Fridge, Heated Towel Rack, Reverse Osmosis System, Water Softener, Media Room Equipment, 6 GDO's and controller, Central Vac and Attachments, Window Coverings, Office Desks, Hot Tub

What would your dream home be like? Would it be located on a half acre lot with a full view of Westlake? Would it have two story windows and a self-starting wood burning fireplace in the living room? Solid walnut cabinets and hard surfaced countertops in the kitchen? In-floor heating in the basement and main floor? How about a second-floor catwalk overlooking the living space below? 5 bedrooms, an office and a workout room? A loft finished with a multi-media room and adjoining rec space with wet bar? Would it have 6 garage bays? And a self-contained suite above the garage? A beautifully manicured yard with maintenance free deck and exposed aggregate patio? If so, then look no further, this is the home for you. With so many amazing features, updates and upgrades there is simply not space to list them all. This home needs to be seen to truly appreciate all it has to offer! Book your own private viewing today and make a dream home your home! *Selling REALTOR® is related to the Seller