



**10534 160 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2185927**



**\$849,900**

<b>Division:</b>	Westlake Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,626 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.40 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Private, Rectangular Lot, Underground S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, See Remarks		

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, window coverings, garage door openers x 2, Sheds x2, Central air, Garage heater, all fixed shelving and cabinets in garage, 4 tv mounts.

Discover the perfect family home in the charming community of Westlake Village, where extraordinary character and thoughtful design come together on a spacious 0.4-acre lot with no rear neighbors. This stunning 2626 sq ft story-and-a-half property is ideal for comfortable living and entertaining, offering exceptional features inside and out. The home's inviting curb appeal is highlighted by low-maintenance landscaping, vibrant perennials, and a welcoming front veranda that sets the tone for the warmth found within. Upon entering, soaring vaulted ceilings, elegant chandeliers, and a graceful staircase overlook a bright great room anchored by a cozy fireplace. Adjacent to this impressive space, the rear family and dining area opens through garden doors to an expansive deck, perfect for hosting summer gatherings. The modern kitchen is a chef's delight, boasting quartz countertops, a large island, and premium appliances including a built-in oven, microwave, and electric countertop stove. A walk-in pantry provides additional storage alongside cabinets and counter space, ensuring a well-organized cooking experience. The in-house dining area, enhanced by a beautiful gas fireplace, offers a versatile space for intimate meals or grand gatherings, accommodating even an extra-large dining table with ease. Practicality meets style with a thoughtfully designed main floor laundry room featuring a sink, ample counter space, and cabinets for storage. The home is equipped with dual furnaces, water softener and Central air, ensuring year-round comfort and efficiency. Upstairs, a versatile loft area offers a tranquil sitting space that can adapt to your family's needs. Two generously sized bedrooms, including one with a walk-in closet, share a stylish full bath. The luxurious primary suite provides a serene retreat, complete with a walk-in closet

and a spa-like five-piece ensuite that includes a custom glass and tile shower, a separate tub, and double sinks. The fully finished basement continues to impress with a massive recreation room perfect for family fun or entertaining guests. Two additional bedrooms, one currently utilized as a gym, offer flexible living options. Abundant storage solutions and a sleek three-piece bath further enhance the basement's functionality. Outdoor enthusiasts will appreciate the beautifully landscaped and fully fenced yard, complete with irrigation, RV gates, and a long gravel pad that provides ample space for parking a travel trailer, vehicles, and all your toys. Two storage sheds offer even more room for your outdoor essentials. For added convenience, the heated three-car garage includes a floor drain and sump, making it a practical space for any homeowner. Situated near a K-8 school and high school bus routes, this meticulously maintained home offers a prime location in a fantastic neighborhood. Experience the perfect blend of elegance, comfort, and functionality in this remarkable Westlake Village property. Schedule your private showing today