



**GRASSROOTS**  
REALTY GROUP

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**10608 160 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2226578**



**\$699,900**

<b>Division:</b>	Westlake Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,813 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.40 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<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>	Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to 10608 160 Avenue in the highly desirable Westlake Village subdivision, located in the County of Grande Prairie. This rare and spacious bungalow sits on a massive 0.4-acre lot with no rear neighbors—offering you the peace and privacy that’s hard to come by. Whether you’re looking for room to grow or space to breathe, this home delivers with 5 bedrooms, 3 full bathrooms, and a layout designed for both comfort and convenience. Step inside and you’ll find fresh updates throughout, including brand-new paint, stylish laminate flooring, quartz countertops, and a classic subway tile backsplash that adds charm to the bright and modern kitchen. The open-concept main floor flows effortlessly into a huge family room, perfect for hosting gatherings or relaxing with loved ones. You’ll also enjoy the comfort of air conditioning during those warm summer days and the practicality of a heated triple car garage—ideal for Prairie winters. Outside, the home continues to impress with beautifully landscaped and fully fenced grounds, RV parking, and plenty of room for outdoor fun or future additions. With no neighbors behind you, you’ll love the quiet backdrop and extra privacy. Whether you’re raising a family, retiring in style, or simply looking for more space, this move-in-ready bungalow is a rare gem in Westlake Village.