



GRASSROOTS

REALTY GROUP

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16006 105 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2292125



\$1,289,000

Division:	Westlake Village		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,435 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Off Street, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.52 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Few Trees, Landscaped, F		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-72-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Steam Room, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Washer/Dryer X 2 (master & upper), Fridge in loft

Stunning Custom Two-Storey with Lake Views on a Private Cul-de-Sac Welcome to this beautifully crafted, fully developed 6 bedroom, 4 bathroom custom two-storey home offering stunning lake views and exceptional living space throughout. Thoughtfully designed for both comfort and entertaining, this impressive residence blends luxury finishes with outstanding functionality. The heart of the home is the chef-inspired kitchen featuring a large island, wine fridge, stylish backsplash, and abundant cabinetry—perfect for cooking and gathering. The spacious living room showcases soaring 18-ft tray ceilings and a dramatic floor-to-ceiling stone fireplace that creates a warm and inviting atmosphere. The main floor primary suite is a true retreat, complete with custom closet built-ins and a luxurious ensuite featuring dual vanities, a soaker tub, private laundry, and a separate walk-in shower. Upstairs you’ll find three additional bedrooms and second laundry area. The fully developed lower level is designed for entertaining and relaxation, featuring a custom wine room, built-in bar, two additional bedrooms, a large family room, gym area, and a spa-like bathroom with steam shower. Outside, the property continues to impress with a 38’ x 38’ heated triple garage with 9-ft doors and drive-through bay, paved RV parking with exterior waste hookup, and a 0.52-acre fully fenced pie-shaped lot located in a quiet cul-de-sac. Enjoy the beautifully landscaped yard with turf lawn, stamped concrete patio, greenhouse, and storage shed. Additional highlights include central air conditioning, high-efficiency furnace, irrigation system, and a massive 40’ x 30’ heated shop with 14-ft doors. The shop also features a studio apartment complete with bathroom and kitchenette, offering excellent flexibility for guests, workspace, or rental potential. A rare

opportunity offering luxury, space, and exceptional amenities in a prime location.