



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

MLS # A2293053



**\$859,900**

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

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.