



10619 156 Avenue
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2303303



\$889,900

Division:	Westlake Village		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,965 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Landscaped, Paved		

Heating: Forced Air, Natural Gas

Water: Public

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Vinyl Siding

Zoning: RE

Foundation: ICF Block

Utilities: -

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wired for Sound

Inclusions: Window coverings, Garage Heater, Dog Bath Tub, Dishwasher in Bar in Basement

Welcome to life in Westlake Village—where space, comfort, and thoughtful design come together in a home that truly feels as good as new. Set on a generous 0.28-acre lot, this home was designed for real life—with 5 bedrooms and 3 bathrooms and a layout that feels both open and inviting. It’s the kind of home where everything has its place, and every space feels easy to settle into. The heart of the home is warm and welcoming, where the kitchen beautifully finished with quartz countertops flows effortlessly into the living and dining areas—perfect for slow mornings, family dinners, and everything in between. The primary suite is a true place to unwind, featuring its own cozy fireplace and a spa-like ensuite with a walk-in shower, deep soaker tub, and heated towel warmer—a quiet retreat at the end of the day. Tucked into the home, you’ll also find a cozy spot for your books with a built-in bench—an inviting place to curl up, slow down, and enjoy a quiet moment. Downstairs, the spacious family room creates the perfect place to gather, relax, and spend time together. The bar area with its own dishwasher adds a thoughtful touch for hosting and making memories with friends and family. But it’s outside where this home really shines. Imagine slow mornings in the covered 3-season sunroom, coffee in hand, or evenings on the private deck with BBQ area, complete with built-in wooden shutters giving you the flexibility to let in the breeze or block the wind. The beautifully landscaped, fully fenced yard offers both privacy and space to enjoy. Grab a drink and enjoy a warm fire on those summer evenings. There’s also incredible flexibility here, with RV parking and hookup, the ability to build a 32x40 shop, and finished with a triple attached heated garage. And for dog lovers, the pup spa is one of those details you

didn't know you needed—but won't want to live without. With central air conditioning and a home that's been so well cared for, everything here feels effortless. A home that feels welcoming the moment you arrive—and even better once you're settled in.