



10714 160 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2303598



**\$879,900**

<b>Division:</b>	Westlake Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,424 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Kitchen Island, Pantry, Quartz Counters, See Remarks, Soaking Tub		
<b>Inclusions:</b>	refrigerator, stove, dishwasher, washer, dryer, window coverings		

Space, style, and a layout that truly works, this Deeproot built home in Westlake Village delivers on every level. Offering 5 bedrooms and 3.5 bathrooms, this home was designed with both everyday living and entertaining in mind. Upstairs, you’ll find 4 bedrooms including a standout primary retreat complete with a walk-in closet and a 5 piece ensuite featuring a soaking tub and stone shower. The second upstairs bathroom also offers a 5 piece setup with dual sinks, plus the added convenience of upper level laundry. The main floor is bright and open with a seamless flow between the living room, dining room, and kitchen. A two way gas fireplace connects the living space to a dedicated office with built-in desk and shelving, creating the perfect balance of function and comfort. The kitchen is a showpiece with ceiling height white cabinetry, quartz countertops throughout, a large island, stainless steel appliances, and a butler pantry for added storage and prep space. The dining area leads directly to the back deck, making entertaining and summer BBQs effortless. You’ll also appreciate the spacious entry and storage area off the triple heated garage, along with a convenient 2 piece bathroom on the main level. Downstairs offers even more room to spread out with a massive open living area, a fifth bedroom, and a full 4 piece bathroom. Situated on a .3 acre lot, this property provides a long driveway and front yard with plenty of space for parking, including RV parking, along with a generous backyard to enjoy. The yard also features an irrigation system, and the attached heated triple-car garage allows for additional parking and storage! Located in the highly sought after Westlake community, this home checks all the boxes for space, finish, and functionality. Virtual tour available. Reach out to your agent today to book a showing.