



GRASSROOTS
REALTY GROUP

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15910 103 Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2345138



\$930,000

Division:	Westlake Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,796 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.38 Acre		
Lot Feat:	Cul-De-Sac, Low Maintenance Landscape, Many Trees, Private		

Heating:	High Efficiency	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RURAL ESTATE (RE)
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	shed, garage door openers		

Welcome to a home where quality is felt in the details. Tucked into a private cul-de-sac in the highly desirable neighbourhood of Westlake, this beautifully renovated bungalow offers an understated sense of luxury—spacious, bright and thoughtfully designed to create a calm and welcoming place to call home. Offering 1,796 sq. ft. with a fully developed basement, this home has been meticulously maintained and extensively updated with quality finishes throughout. The main living area feels open and inviting with vaulted ceilings, while new luxury vinyl plank flooring, professional paint, updated trim, hardware and lighting give the home a fresh, timeless finish. At the heart of the home is the newly renovated kitchen, completed in 2026 with quartz countertops, soft-close cabinetry, new appliances, under-cabinet lighting, corner pantry and an extended coffee bar with built-in wine cooler. Whether entertaining friends or enjoying a quiet evening at home, the space is both beautiful and functional. The spacious primary suite offers a true retreat with a walk-in closet and private ensuite featuring a jetted tub, body-jet shower, double vanity and direct access to the rear deck. With 3 bedrooms plus an office on the main floor and 2 additional bedrooms downstairs, there is exceptional flexibility for family, guests or working from home. The fully developed lower level continues the home's generous proportions with 9' ceilings, creating comfortable additional living space without sacrificing the bright and open feeling found upstairs. Outside, the .38-acre property has been thoughtfully transformed into a private retreat surrounded by mature trees. Enjoy the three-season sunroom, natural-gas BBQ deck, brick patio and firepit, garden and beautifully refreshed landscaping with 7-zone underground irrigation. For those who appreciate exceptional garage and workspace

options, the property delivers with a heated triple attached garage plus a separate 16' x 30' heated woodworking shop with a 12' overhead door, dedicated electrical panel and 220V service. Recent improvements include a new concrete driveway and exterior concrete work, landscaping, retaining wall, exterior doors, select windows, tankless hot water, central air conditioning and much more. This is not a home that needs to be extravagant to make an impression. It is comfortable, refined and exceptionally well cared for—a property equally suited to an established couple looking for space and privacy or a family searching for a home they can settle into for years to come. A beautiful Westlake property where quality, comfort and thoughtful design come together. Ask your realtor for FULL FEATURES LIST!