

15719 107A Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2225797



\$890,000

Division:	Westlake Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,891 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Aggregate, Asphalt, Front Drive, Garage Faces Front, Heated		
Lot Size:	0.27 Acre		
Lot Feat:	Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	11-72-6-W6
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Tray Ceiling(s), Vinyl Windows		
Inclusions:	Shed, Garage heater, cell phone booster, swim spa		

**** OPEN HOUSE - Sat, June 7, 1-3PM **** This large bungalow is sure to impress! Big tile entrance way, with den/office right at the front. Open floor plan and tall ceilings - great for entertaining, kitchen features Quartz counter tops, corner pantry and huge island with eating bar. Gas fireplace and hardwood flooring in living room. Main floor laundry area and big boot room lead to the heated triple garage with new doors and openers and a mezzanine built for a ton of extra storage! Primary bedroom has a gas fireplace, walk in closet, and beautiful ensuite with double vanity, soaker tub and tile shower with double shower heads. Another bedroom and bathroom complete the upper level. Developed basement has infloor heat, tall ceilings, large windows and a huge entertainment area, separate theatre room, 2 bedrooms, a full bathroom and a big storage room. (Need more bedrooms? There is lots of room to add another!) Off the dining area there is a large deck with gas line for your bbq, sun room #1 is set up for entertaining and has an infrared heater & gas line for a fire table. Sunroom #2 features a swim spa with power lift cover. Huge 1/4 acre fenced back yard has large concrete RV pad, & shed with overhead door. Plenty of room to add a detached garage too! Central A/C and a RV hook up to septic as well. Westlake village is an amazing neighborhood with two lakes, walking trails for miles, parks and an elementary school nearby, AND amazing neighbors!! Get in to see this gem soon! (Seller is a licensed REALTOR in Alberta.)