

# \$849,900 - 10534 160 Avenue, Rural Grande Prairie No. 1, County of

MLS® #A2185927

**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,626 sqft  
Residential on 0.40 Acres

Westlake Village, Rural Grande Prairie No. 1,  
County of, Alberta

Discover the perfect family home in the charming community of Westlake Village, where extraordinary character and thoughtful design come together on a spacious 0.4-acre lot with no rear neighbors. This stunning 2626 sq ft story-and-a-half property is ideal for comfortable living and entertaining, offering exceptional features inside and out.

The home's inviting curb appeal is highlighted by low-maintenance landscaping, vibrant perennials, and a welcoming front veranda that sets the tone for the warmth found within. Upon entering, soaring vaulted ceilings, elegant chandeliers, and a graceful staircase overlook a bright great room anchored by a cozy fireplace. Adjacent to this impressive space, the rear family and dining area opens through garden doors to an expansive deck, perfect for hosting summer gatherings.

The modern kitchen is a chef's delight, boasting quartz countertops, a large island, and premium appliances including a built-in oven, microwave, and electric countertop stove. A walk-in pantry provides additional storage alongside cabinets and counter space, ensuring a well-organized cooking experience. The in-house dining area, enhanced by a beautiful gas fireplace, offers a versatile space



for intimate meals or grand gatherings, accommodating even an extra-large dining table with ease.

Practicality meets style with a thoughtfully designed main floor laundry room featuring a sink, ample counter space, and cabinets for storage. The home is equipped with dual furnaces, water softener and Central air, ensuring year-round comfort and efficiency.

Upstairs, a versatile loft area offers a tranquil sitting space that can adapt to your family's needs. Two generously sized bedrooms, including one with a walk-in closet, share a stylish full bath. The luxurious primary suite provides a serene retreat, complete with a walk-in closet and a spa-like five-piece ensuite that includes a custom glass and tile shower, a separate tub, and double sinks.

The fully finished basement continues to impress with a massive recreation room perfect for family fun or entertaining guests. Two additional bedrooms, one currently utilized as a gym, offer flexible living options. Abundant storage solutions and a sleek three-piece bath further enhance the basement's functionality.

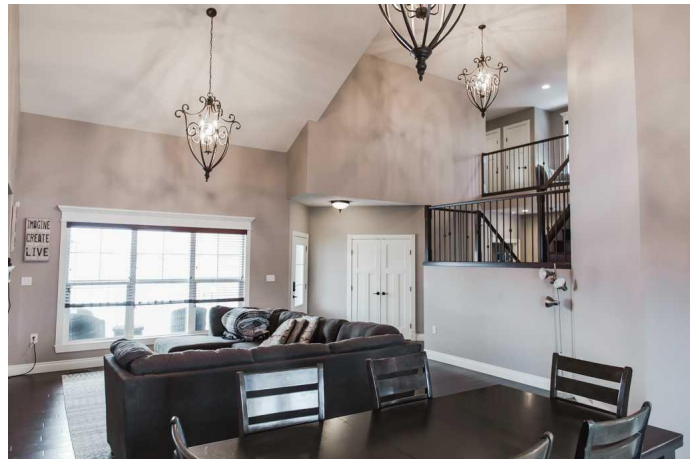
Outdoor enthusiasts will appreciate the beautifully landscaped and fully fenced yard, complete with irrigation, RV gates, and a long gravel pad that provides ample space for parking a travel trailer, vehicles, and all your toys. Two storage sheds offer even more room for your outdoor essentials.

For added convenience, the heated three-car garage includes a floor drain and sump, making it a practical space for any homeowner. Situated near a K-8 school and high school bus routes, this meticulously maintained home offers a prime location in a

fantastic neighborhood.

Experience the perfect blend of elegance, comfort, and functionality in this remarkable Westlake Village property. Schedule your private showing today

Built in 2013



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2185927          |
| Price          | \$849,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,626             |
| Acres          | 0.40              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 10534 160 Avenue                      |
| Subdivision | Westlake Village                      |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8V 0P1                               |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 10  |
| Parking        | RV Access/Parking, Triple Garage Attached |
| # of Garages   | 4   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Smoking Home, See Remarks |
|-------------------|---|

|                 |                         |
|-----------------|-------------------------|
| Appliances      | See Remarks             |
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 2                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Storage  |
| Lot Description   | Landscaped, No Neighbours Behind, Private, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 13th, 2025 |
| Days on Market | 84                 |
| Zoning         | RS                 |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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