

**10310 160 Avenue
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A1033704



\$619,900

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|------------------|--|---------------|-------------------|
| Division: | Westlake Village | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,256 sq.ft. | Age: | 2006 (14 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Triple Garage Attached, Asphalt, Garage Door Opener, G | | |
| Lot Size: | 0.47 Acre | | |
| Lot Feat: | No Neighbours Behind, Rectangular Lot | | |

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|--------------------|--|-------------------|------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 11-72-6-W6 |
| Exterior: | Concrete, Exterior Walls 2'x6' | Zoning: | re |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Double Vanity, Jetted Tub, Laminate Counters, Recessed Lighting | | |

Inclusions: -

Cape Cod 2 Story in Westlake featuring 6 bedrooms and 3.5 bathrooms, a triple heated garage, no rear neighbors on a .47 acre lot! Take advantage of low county taxes only a minute from city limits and enjoy quiet streets, parks and walking trails. On the main level of this home you will find loads of convenience starting with a large entry way that connects to the garage, roomy kitchen with lots of cabinets and windows to watch activity in the back yard. The main level also features a large living room finished in hardwood flooring, a formal dining room/ 2nd living room, a half bath main floor laundry room and an office that could also be used as a bedroom. Upstairs you will find the MASSIVE MASTER (20'x14') that features its own gas fireplace, walk in closet and a 5 piece ensuite with double sinks, a jet tub and separate shower. There are two more roomy spare bedrooms and a 4 piece bathroom. The fully developed basement has a large living room, 2 bedrooms and a full bathroom. The basement is also prepped for in floor heat. The huge attached garage is heated and has 3 large doors. There is loads of parking and there is a double gate beside the garage that could be used for RV or boat access to the back yard. The huge yard is fenced and has a large deck and a shed. This home is located on a dead end street and is located within walking distance of the Whispering ridge, K-8 school.