

**10407 156 Avenue
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2173080



\$699,900

Division:	Westlake Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,637 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped		

Heating:	Floor Furnace	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: fridge, stove, dishwasher, washer, dryer, GDO(3) + remotes, shed

Gorgeous bungalow in desirable Westlake on quiet street close to walking trails . Kitchen includes massive island with quartz countertops, stainless appliances with gas stove. Gas fireplace in living room, speaker system and vaulted ceilings on main level are just a couple of the many highlights of the home. Private master bedroom includes ensuite with jetted tub & walk in closet. You will also find a second bedroom, full bathroom with walk in shower plus main floor laundry room with sink. Basement offers huge family room with wet bar/kitchenette and the ability to add a pellet or gas stove. There are also 2 large bedrooms – 1 huge one can easily be used as craft room, workout room, second family room, and much more. Third bathroom and large under stairs storage room complete the basement. Basement has in floor heating. Heated Triple garage means you will never park outside Driveway also has the space to put in an RV pad. Spacious backyard is professionally landscaped with irrigation system and fully fenced. Some recent renovations include: new kitchen island, quarts counter tops, stainless appliances, light fixtures, faucets and sinks, hardwood floors, carpet on stairs, fresh paint throughout, new furnace, new hot water on demand system, new in floor heating system, new garage heater, new Central Air Conditioning, and shingles.