



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

MLS # A1003887



**\$599,800**

<b>Division:</b>	Westlake Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,722 sq.ft.	<b>Age:</b>	2006 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Attached, Attached Garage, Triple Garage		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped, Underground Sprinklers		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound		

**Inclusions:** -

Gorgeous bungalow in desirable Westlake on quiet street close to walking trails. Massive kitchen includes angled island with eating bar. Gas fireplace in living room & speaker system on main level are just a couple of the many highlights of the home. Private master suite 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. 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 is plumbed for in floor heating. Triple garage means you will never park outside again plus the gas line is run to easily put in a heater. Driveway also has the space to put in an RV pad. Spacious backyard is professionally landscaped with irrigation system and fully fenced.