

10719 160 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2196205



**\$775,000**

<b>Division:</b>	Westlake Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,792 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.47 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	11-72-6-W6
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Double Vanity, Open Floorplan, See Remarks, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

This is it! Bungalow! South facing yard! Fully developed! Perfect renovations! Sprawling 1792sqft, 5 bed + den bungalow perfectly placed on an oversized lot in desirable Westlake Village. Stunning refinished light hardwood floors, sweeping vaulted ceilings warmed by the natural gas fireplace & tall bright windows. The kitchen has been refreshed with gorgeous white quartz counters, new sink & tap, timeless subway backsplash & warm chocolate cabinets. 3 bedrooms + den on the main level, including the spacious master with walk-in closet of your dreams & completely renovated ensuite. This spa-inspired ensuite features walk-in tile shower with dual shower heads, double vanity sink & soaker tub. The main floor mudroom/laundry room has a sink & leads to the triple heated garage. The den is located right of the front entry- perfect for home learning/working. Professionally finished basement, mini bar area, wide open family room, two large bedrooms, gym with rubber matting & plenty of storage. House has speakers and integrated tv/audio system from Echo Sound including to the deck. The deck is covered and leads to massive patio which is reinforced for a future hot tub. No expense spared. Massive fenced lot, paved triple drive and rv pad. Turn-key, lovingly maintained and ready for it's new owner!