

\$1,100,000 - 10502 160 Avenue, Rural Grande Prairie No. 1, County of

MLS® #A2131705

\$1,100,000

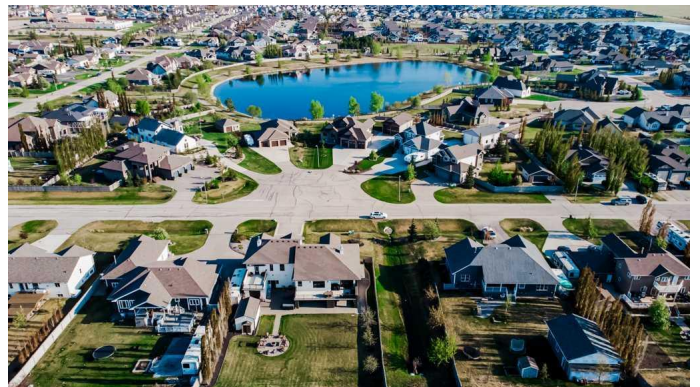
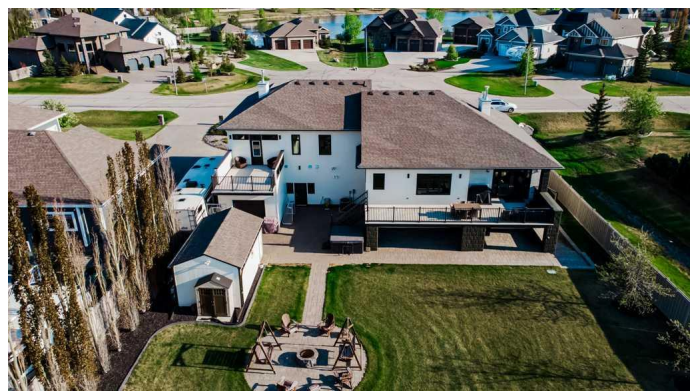
4 Bedroom, 5.00 Bathroom, 3,180 sqft
Residential on 0.41 Acres

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

Nestled in the exclusive neighborhood of Westlake this custom-built masterpiece boasts over 5000 sq ft of luxurious living space with unparalleled attention to detail and craftsmanship. From the grand entrance, this home radiates comfort and sophistication, making it an entertainer's paradise.

The main floor features a large boot room, half bathroom and stunning office with 2 story ceilings. A few steps up to the main level offers two spacious living rooms, an open-concept kitchen with a massive island, extensive cabinets, dual ovens, and a hidden walk-in butler's pantry with water, power, and ample storage. Adjacent to the kitchen, the large dining room offers coffered ceilings and wooden beams, creating an elegant dinner party atmosphere. The second living room opens to a maintenance-free deck, offering seamless indoor-outdoor living. Completing the main level is a large laundry room and powder room.

Wide hallways lead upstairs to two expansive bedrooms. The primary suite is a private retreat with a generous bedroom, a walk-in closet with abundant storage, and sunlit windows. The luxurious master bathroom features his and her vanities, a glass shower, a soaker tub, and a separate toilet room. The suite also includes access to a charming princess patio, perfect for morning coffee. The



second upper-level bedroom is equally impressive with a large walk-in closet, an additional closet, and a four-piece ensuite. The walk-out basement is an entertainer's dream, featuring a full wet bar with stone countertops, a sink, wine storage, a mini-fridge, and an island. Two open living areas, one used as a games room, provide ample space for leisure and recreation. This level also includes two large bedrooms, and a full bathroom. Just a few short steps are the lower level offering a dedicated wine room, a work out room and additional storage. The property's garage is a standout feature, measuring 35 by 50 feet. It is heated with both in-floor and forced air systems and includes a back overhead door. This garage is perfect for car enthusiasts or those in need of substantial workshop space. Additional amenities include a large 16 x 20 shed, a new 8'x10-person hot tub, air conditioning, and a comprehensive irrigation system, in floor heat and forced air, & 2 dual sided fireplaces. The exterior offers Hardie board and stone finishes, maintenance-free decking with lacquered wooden beams, and triple-pane low E wooden windows. The fully fenced yard offers privacy with no rear neighbors and is beautifully landscaped. Stone pavers create a stunning driveway, walkways, and a back firepit area, 16 x 20 shed and RV parking. Recent upgrades enhance the property's appeal, including a new boiler, fresh paint in select areas, new grout in the master shower, new shingles, and eavestroughs replaced just one year ago. This immaculate custom-built home is a rare find, offering a blend of luxury, comfort, and modern conveniences. Meticulously maintained and thoughtfully designed. Call today!

Built in 2008

Essential Information

MLS® #	A2131705
Price	\$1,100,000
Sold Price	\$1,085,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,180
Acres	0.41
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	10502 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	Additional Parking, Block Driveway, Garage Door Opener, Heated Garage, Oversized, Quad or More Attached, RV Access/Parking, Workshop in Garage

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Wood Windows
Appliances	See Remarks
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Double Sided, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Yard, Rain Gutters, RV Hookup, Storage
Lot Description	No Neighbours Behind, Landscaped, Underground Sprinklers, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 11th, 2024
Days on Market	18
Zoning	RE
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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