



**15606 107A Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2208735**



**\$925,000**

<b>Division:</b>	Westlake Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,316 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Heated Garage, Oversized		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Bar, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sauna, Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Blinds, Window Coverings, Central Vac (Hide-A-Hose), Home Theatre Components, Hot Tub, Built In Christmas Lights, Main Kitchen-Dishwasher, Refrigerator, Gas Cook Top, Range Hood, Built In Oven, Built In Microwave. Bar- Refrigerator.

Welcome to this exquisite custom bungalow in Westlake, offering the perfect blend of luxury, comfort, and convenience. With 5 spacious bedrooms, 3 full bathrooms, and 1 half bath, this stunning home is designed for modern living. The open-concept main floor features hardwood floors, a beautiful gas fireplace in the living room, and an expansive kitchen with granite countertops, soft-close cabinets, and a large walk-in pantry. The main floor also includes a convenient laundry room for added ease of living. The oversized master bedroom is a true retreat, complete with a walk-in closet and an en-suite bathroom featuring double sinks, a large walk-in shower, soaking tub, and heated tile floors. Step from the master bedroom into the covered hot tub and sauna room which also connects to the back covered deck that includes a gas BBQ line and low-maintenance composite decking. The fully developed basement is perfect for entertaining, with a wet bar, a cozy theater room, and a separate staircase leading to the oversized 3-car garage. The garage features epoxy flooring, hot and cold water, duel floor drains, in floor heat, 10' high doors and a side door that opens to the incredible RV parking pad. This massive concrete pad is ready for any size RV, equipped with a sewer drain and 30-amp plug-in. This home comes with built-in Christmas lights that can be switched to blue and orange for those special Oilers nights. Additional features include A/C, an electric lift hot tub cover, built-in speakers throughout the home, and a fully landscaped front yard with low-maintenance artificial turf. The backyard is prepped and ready for turf as well. A true gem in Westlake, this custom bungalow offers unmatched features, elegance, and a lifestyle that caters to your every need. Don't miss out on this opportunity to make it yours!