

# **\$925,000 - 15606 107a Street, Rural Grande Prairie No. 1, County of**

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MLS® #A2208735

**\$925,000**

5 Bedroom, 4.00 Bathroom, 2,316 sqft  
Residential on 0.31 Acres

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

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!

Built in 2014

**Essential Information**

MLS® #	A2208735
Price	\$925,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,316
Acres	0.31
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	15606 107a Street
Subdivision	Westlake Village
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 4N7

**Amenities**

Parking Spaces	10
Parking	Additional Parking, Driveway, Garage Door Opener, Oversized, RV Access/Parking, Triple Garage Attached, Heated Garage

# of Garages 3

## Interior

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

Appliances Built-In Oven, Dishwasher, Freezer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas, In Floor

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Low Maintenance Landscape

Roof Asphalt Shingle

Construction Wood Frame, ICFs (Insulated Concrete Forms)

Foundation ICF Block

## Additional Information

Date Listed April 9th, 2025

Days on Market 23

Zoning RE

## Listing Details

Listing Office Royal LePage - The Realty Group

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