

\$815,000 - 15725 107a Street, Rural Grande Prairie No. 1, County of

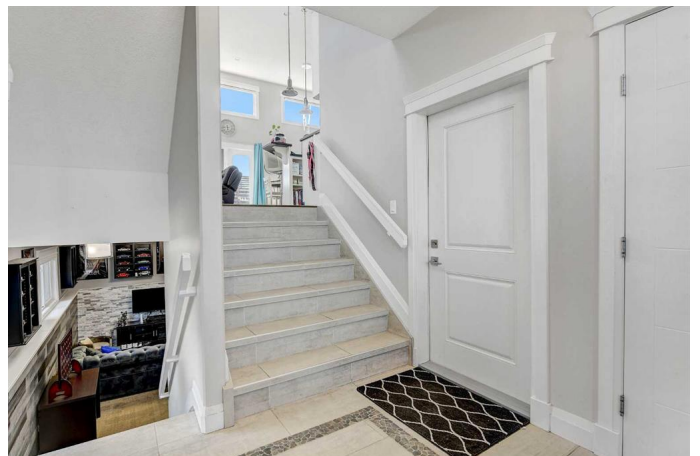
MLS® #A2236976

\$815,000

5 Bedroom, 3.00 Bathroom, 1,738 sqft
Residential on 0.27 Acres

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

This stunning, 5 bed 3 bath, fully finished home in the desirable area of westlake offers the perfect blend of quality craftsmanship, thoughtful design, and luxury upgrades throughout. Built on an energy-efficient ICF foundation, the property is situated on a massive 73' x 157' lot and is ideal for families, entertainers, or anyone seeking space and comfort in a well-appointed home. Inside, the spacious open-concept layout is ideal for entertaining. The kitchen features granite countertops, soft-close cabinetry, and a large pantry, flowing seamlessly into the great room where oversized windows bring in natural light and a gas fireplace creates a cozy focal point. Throughout the main level you'll find engineered hardwood, tile, and plush carpet, along with a built-in sound system that extends across all floors and even onto the deck. The primary suite is a true retreat, featuring a second gas fireplace, a custom window seat, built-in storage, a spacious walk-in closet, and a luxurious ensuite complete with double sinks, granite counters, a soaker tub, and a beautifully tiled shower. Main floor laundry adds everyday convenience. The fully finished basement offers high ceilings, big windows, and in-floor heat around the perimeter. Two additional bedrooms, a large family and games room with a striking stone feature wall, and a well-equipped wet bar make the lower level



ideal for guests or gatherings. Outside, you'll find a heated, finished triple garage with hot and cold taps, a floor drain, and ample storage. The dura-deck is perfect for summer BBQs with a natural gas hookup, and below it, enclosed storage with lighting adds practical space. The front and back yards are professionally maintained and equipped with an irrigation system. A large RV pad with full hookups is ready for your trailer or motorhome. Additional exterior features include a rock riverbed for drainage in the front yard, a large backyard storage shed, and negotiable six-person hydrotherapy hot tub with 52 jets. This is a rare opportunity to own a meticulously cared-for home with premium finishes and thoughtful touches throughout. Move in, relax, and enjoy everything this exceptional property has to offer.

Built in 2016

Essential Information

MLS® #	A2236976
Price	\$815,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,738
Acres	0.27
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	15725 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 4V7

Amenities

Parking Spaces	10
Parking	Additional Parking, Triple Garage Attached, Gated
# of Garages	3

Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, Wired for Sound
Appliances	ENERGY STAR Qualified Appliances
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Landscaped, Lawn, Open Lot, Yard Drainage, Underground Sprinklers
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	July 4th, 2025
Days on Market	2
Zoning	RE

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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