

**15716 103 Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2205499**



**\$719,900**

<b>Division:</b>	Westlake Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,661 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.57 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, Gazebo, Landscaped, Pie Shaped Lot, Private, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	None
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RURAL ESTATE (RE)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Fiber Optics, Phone, U
<b>Features:</b>	High Ceilings, Vaulted Ceiling(s)		

**Inclusions:** none

Fabulous property! Situated on a .57 acres in Westlake you will find this pristine fully developed 5 bedroom 3 bath modified bi level home with attached triple car garage and detached double garage. Very spacious kitchen, dining and living room with lots of room for family & friends to gather. The main floor also has 2 bedrooms and full bathroom. The primary suite is located above the garage, a very nice size, has a full ensuite and walk in closet. The basement has a large family room, 2 additional bedrooms, full bathroom, laundry area and access to the triple car garage. In floor heat in the primary bedroom, basement & the triple garage! The outside space is sure to impress. The massive backyard has a large tiered deck, gazebo, firepit area, & garden boxes and tons of room for kids and pets to play. There is also a detached double garage for your toys. This property can easily accommodate parking for a large RV. If you want a great home with lots of garage space, large yard, lots of parking - all for a very good price, you better see this one!