

# **\$879,900 - 15719 107a Street, Rural Grande Prairie No. 1, County of**

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MLS® #A2225797

**\$879,900**

4 Bedroom, 3.00 Bathroom, 1,891 sqft  
Residential on 0.27 Acres

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

This large bungalow is sure to impress! Big tile entrance way, with den/office right at the front. Open floor plan and tall ceilings - great for entertaining, kitchen features Quartz counter tops, corner pantry, soft close cabinets and huge island with eating bar. Gas fireplace and hardwood flooring in living room. Main floor laundry area and big boot room lead to the heated triple garage with new doors and openers and a mezzanine built for a ton of extra storage! Primary bedroom has a gas fireplace, walk in closet, and beautiful ensuite with double vanity, soaker tub and tile shower with double shower heads. Another bedroom and bathroom complete the upper level. Developed basement has infloor heat, tall ceilings, large windows and a huge entertainment area, separate theatre room, 2 bedrooms, a full bathroom and a big storage room. (Need more bedrooms? There is lots of room to add another!) Off the dining area there is a large deck with gas line for your bbq, sun room #1 is set up for entertaining and has an infrared heater & gas line for a fire table. Sunroom #2 features a swim spa with power lift cover. Huge 1/4 acre fenced back yard has large concrete RV pad, & shed with overhead door. Plenty of room to add a detached garage too! Central A/C and a RV hook up to septic as well. Westlake village is an amazing neighborhood with two lakes, walking trails for



miles, parks and an elementary school nearby,  
AND amazing neighbors!! Get in to see this  
gem soon! (Seller is a licensed REALTOR in  
Alberta.)

Built in 2014

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225797    |
| Price          | \$879,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,891       |
| Acres          | 0.27        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 15719 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        | Front Drive, Garage Faces Front, Heated Garage, Additional Parking, Aggregate, Asphalt, Triple Garage Attached |
| # of Garages   | 3  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Tray Ceiling(s), Vinyl Windows |
|-------------------|---|

|                 |   |
|-----------------|---|
| Appliances      | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator |
| Heating         | In Floor, Forced Air, Natural Gas                                     |
| Cooling         | Central Air   |
| Fireplace       | Yes   |
| # of Fireplaces | 2   |
| Fireplaces      | Gas, Living Room, Master Bedroom                                      |
| Has Basement    | Yes   |
| Basement        | Finished, Full  |



**Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other, RV Hookup                          |
| Lot Description   | Landscaped                                |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 16             |
| Zoning         | RE             |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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