

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

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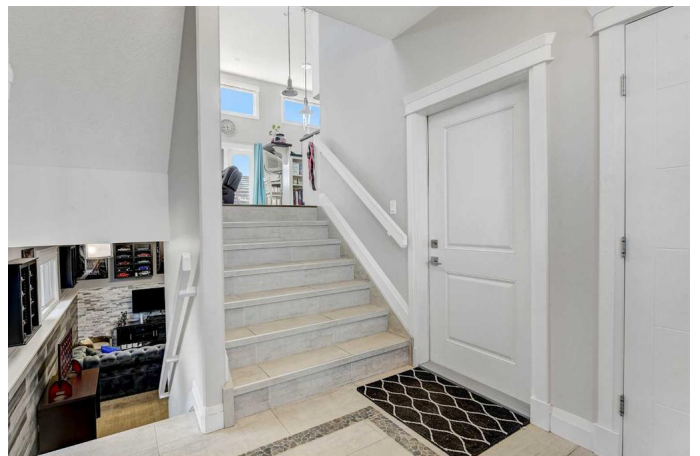
MLS® #A2236976

**\$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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