

# \$1,265,000 - 15902 104 Street, Rural Grande Prairie No. 1, County of

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MLS® #A2224190

**\$1,265,000**

4 Bedroom, 4.00 Bathroom, 2,398 sqft  
Residential on 0.56 Acres

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

Welcome to this exquisite 2,398 sq ft executive bungalow, nestled on a beautifully manicured .56-acre lot backing directly onto a magnificent & serene pond. With over 4,200 sq ft of fully developed living space, this show-stopping home blends refined luxury, thoughtful functionality, and unmatched outdoor beauty. The lush landscaping, stone waterfall, mature flowering & deciduous trees, and underground irrigation creates an estate-like feel. The private backyard oasis features fruit trees, perennial gardens, and uninterrupted pond views—your own personal retreat. Inside, this sprawling 4-bedroom, 4-bathroom home showcases timeless craftsmanship and elegance. The grand Primary Suite offers a gas fireplace, 6-piece ensuite, with an updated tile & glass walk-in shower, great soaker tub, with new updated heated floors, a roomy walk-in closet. The showcase feature of this incredible space is a private HEATED sunroom with brand-new hot tub—perfect for unwinding while soaking in the stunning natural views. This new space offers direct access out the courtyard as well. Designed for entertaining, enjoy both a formal living room and impressive dining area adorned in beautiful maple hardwood flooring with craftsman details such as crown molding & trim details. The elevated kitchen is a



chef's dream, with custom cabinetry, stone countertops, gas cooktop, built-in wall oven & microwave plus island seating. From both the large kitchen & breakfast nook windows, you will have a delightful view of the incredible yard as well! The main floor family room with custom built-ins and gas fireplace flows into a sun-drenched sunroom with tinted windows, ideal for your morning coffee or evening wine. A spacious laundry/mudroom with cabinetry, sink, counters, and stand-up freezer adds daily convenience. The finished, heated triple attached garage offers epoxy flooring, storage, and workspace. Plus, the 24'x24' detached heated garage is ideal for a gym, studio, or lounging space—complete with solar panels that generate enough energy to offset your monthly power use! The lower level is equally impressive with 3 oversized bedrooms, 2 full bathrooms (one with a private ensuite & walk in closet), a home theatre with drop-down screen, as well as a cozy family room featuring a gas fireplace, stunning wet bar with full fridge, sink, dishwasher, and a charming wine area with brand-new fridges. There's even space for a home gym or office. Additional high-end upgrades include: Solar panels (house + detached garage), NEW SHINGLES (When the Solar Panels were added), Backup generator, Secondary sump pump, Radon mitigation system, New air-exchange system, In-floor heated tile in all the updated bathrooms, New furnace & hot water tank, central A/C & vacuum & with RV parking! This is more than a home—it's an executive lifestyle tailored for those who value privacy, beauty, and refined living. Properties of this caliber are rare. Don't miss your opportunity to own one of Westlake Village's finest homes

Built in 2007

## Essential Information

MLS® #	A2224190
Price	\$1,265,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,398
Acres	0.56
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	15902 104 Street
Subdivision	Westlake Village
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V0P1

### Amenities

Parking Spaces	10
Parking	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached, Additional Parking, Concrete Driveway, Garage Faces Front
# of Garages	5
Waterfront	Pond

### Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound, Crown Molding
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer,

	Window Coverings, Built-In Range, Freezer, Wine Refrigerator, Water Softener
Heating	Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Electric, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Basement, Decorative, Double Sided, Family Room, Insert, Master Bedroom, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Courtyard, Garden, Lighting, Private Yard, Rain Gutters, Storage, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, See Remarks, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	13
Zoning	RE

## Listing Details

Listing Office	RE/MAX Grande Prairie
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