

\$864,900 - 10726 Westminster Way, Rural Grande Prairie No. 1, County of

MLS® #A2211186

\$864,900

4 Bedroom, 3.00 Bathroom, 2,249 sqft
Residential on 0.68 Acres

NONE, Rural Grande Prairie No. 1, County of, Alberta

Click brochure link for more details. Situated in the sought-after community of Carriage Lane Estates, this beautifully custom crafted two storey is the perfect family home. The main level boasts a grand entrance with lift up bench seating for extra storage. Just off the front entrance is a large open concept piano room or study, the options are endless. The bright and airy living room is enhanced by expansive windows that flood the space with natural light along with a custom rock fireplace which creates a cozy home feeling. The open concept dining area seamlessly connects to the well-appointed kitchen including quartz countertops, gas stove, huge walk-in pantry, bar, and modern farmhouse lighting fixtures. A powder room completes the main floor. Upstairs, a bonus room provides a versatile space for relaxation and/or entertainment. The upper level also includes three generously sized bedrooms. The primary bedroom has a large walk-in closet complete with custom cabinetry and shelving. The private ensuite bath features herringbone tiled flooring, soaking tub, large glass enclosed shower and his and her sinks. The additional bedrooms offer plenty of closet space and share a full bathroom. Laundry is also on the upper level for extra convenience. The basement has an additional finished bedroom to provide extra space for guests or family members. Step



outside to enjoy the thoughtfully designed sunny west-facing backyard. A three season sun room situated off the kitchen leads to a private deck, perfect for outdoor gatherings, watching wild life and the never ending sunsets. This home has a heated triple car garage with one extra long bay. Extras include a large boot room from the garage leading into the house, air conditioning, hot-tub, RV storage with RV waste drain, front Yard Irrigation.

Built in 2018

Essential Information

MLS® #	A2211186
Price	\$864,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,249
Acres	0.68
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	10726 Westminster Way
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0G4

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

of Garages 3

Interior

Interior Features Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)

Appliances Central Air Conditioner, Gas Stove, See Remarks

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features BBQ gas line

Lot Description Backs on to Park/Green Space, Gazebo, Landscaped, See Remarks

Roof Asphalt Shingle

Construction Cedar, Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 15th, 2025

Days on Market 5

Zoning RE

Listing Details

Listing Office Honestdoor Inc.

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