

## \$449,900 - 10807 106a Avenue, Westlock

MLS® #E4436588

**\$449,900**

3 Bedroom, 2.50 Bathroom, 2,877 sqft

Single Family on 0.00 Acres

Westlock, Westlock, AB

One-of-a-Kind Estate Home! This impressive 2,877 sq ft layout is truly unique, featuring soaring vaulted ceilings and second level that overlooks the expansive living & dining areas. The main floor offers a spacious primary bedroom, convenient laundry room, office area, breathtaking floor to ceiling brick fireplace, large kitchen & bright breakfast area. Tons of storage & generous closets throughout make organization a breeze. The massive, unfinished basement is ready for your visionâ€”perfect for a rec room, theater room, gym, or additional bedrooms. Situated on a large 10,792 sq ft lot in a desirable cul-de-sac, thereâ€™s no shortage of space inside or out. Double attached garage w/concrete driveway & additional parking on side of garage. Yard has ample room for the kids to play with all their toys. Raised garden beds & generous garden help supplement the rising costs of food. Make this incredible home your own!

Built in 1984

### Essential Information

MLS® #	E4436588
Price	\$449,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,877
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10807 106a Avenue
Area	Westlock
Subdivision	Westlock
City	Westlock
County	ALBERTA
Province	AB
Postal Code	T7P 1C9

### Amenities

Amenities	See Remarks
Parking Spaces	6
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas, Wood
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, No Back Lane, Schools
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	33
Zoning	Zone 70

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