

\$969,900 - 10510 Westminister Way, Rural Grande Prairie No. 1, County of

MLS® #A2245943

\$969,900

5 Bedroom, 4.00 Bathroom, 2,870 sqft
Residential on 0.60 Acres

Carriage Lane Estates, Rural Grande Prairie
No. 1, County of, Alberta

The elegant 5 bed, 4 bath home at 10510 Westminister Way offers timeless comfort, stunning scenery, and thoughtful design—all nestled on a private 0.6-acre lot in the quiet luxury of Carriage Lane Estates.

Set against a backdrop of mature trees and a peaceful pond-like water feature, this beautiful 2-storey walkout invites you to slow down and savour the space around you. From the front, it's clear this is a home built with care and presence—but what's waiting inside that truly sets it apart.

Step through the front door and into a bright, open foyer where vaulted ceilings rise overhead and sunlight spills through oversized windows. A graceful curved staircase leads you to the upper floor, while the heart of the home stretches out in every direction. The living room offers a cozy place to gather around the stone-accented gas fireplace, with views that draw your eye to the treed reserve beyond.

To the left, a formal dining room opens through French doors onto the upper composite deck, creating the perfect flow for entertaining or quiet meals with a view. The kitchen is warm and spacious, with granite countertops, stainless steel appliances, and a



large island with raised breakfast bar. There's even a gas hook-up if you prefer a gas stove. Just beyond, a second gas fireplace anchors the family room, offering yet another space to relax and unwind.

Upstairs, the primary suite is a peaceful retreat all its own—with dual closets, a spa-inspired ensuite, and a private deck overlooking the backyard and water beyond. Imagine starting your day here with coffee and birdsong, or ending it with a glass of wine under the stars. Two more bedrooms and a full bath complete the upper level, along with a convenient laundry chute tucked into the hallway.

The fully developed walkout basement expands your space even more, with two additional bedrooms, a full bathroom, and a wide open rec area for movies, workouts, or game nights. A stamped concrete patio, firepit, and fully irrigated yard are all waiting just beyond the walkout doors.

And let's not forget the oversized triple garage, which easily fits 3 full-sized vehicles while still leaving space to move around. The extended driveway can accommodate over 16 vehicles, with dedicated RV parking included.

With central A/C, two cozy gas fireplaces, low-maintenance composite decking, and County taxes to maximize your value, this is the kind of home that doesn't just meet your needs—it elevates your lifestyle.

Whether it's skating in winter, kayaking in summer, or simply soaking in the natural views all year long—this is where Grande Prairie living becomes something truly special.

Built in 2009

Essential Information

MLS® #	A2245943
Price	\$969,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,870
Acres	0.60
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	10510 Westminister Way
Subdivision	Carriage Lane Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X0G4

Amenities

Parking Spaces	16
Parking	Garage Door Opener, Heated Garage, Oversized, Triple Garage Attached, Additional Parking
# of Garages	3
Waterfront	Pond

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Recessed Lighting, French Door, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Double Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard, Storage, Rain Gutters
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Private, Treed, Underground Sprinklers, Conservation, Environmental Reserve
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	11
Zoning	RE

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.