

\$899,900 - 7909 Carriage Lane Drive, Rural Grande Prairie No. 1, County of

MLS® #A2149905

\$899,900

6 Bedroom, 3.00 Bathroom, 2,013 sqft
Residential on 0.83 Acres

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

SHOWSTOPPING fully developed 6 bedroom, 3 bathroom bungalow in Carriage Lane Estates, with a treed, south facing lot! No expenses were spared in this one, on top of all the bedrooms and bathrooms, there is also a gym and a dedicated office. The home sits on a beautifully landscaped 0.83 acre lot that is fully fenced. It is one of the only select few lots in Carriage Lane that is treed. There is an irrigation system, RV Plugs which also work for a hot tub, natural gas hookups outside, a covered south facing deck, hot and cold taps in the garage, 200 amp electrical, a heated triple car garage, A/C and much more! Inside the home is a beautiful tiled entryway after you walk in from the covered front deck. The kitchen features a built in double oven, stainless steel appliances and granite countertops. The living room opens into the big south facing windows, that features a gas fireplace. There is hardwood flooring and tile on the main level, with the tile being heated, everywhere but the kitchen. There are three bedrooms and an office on the main level, with the primary bedroom featuring a large 5 piece en suite with a jet tub, tiled dual head shower and his and her sinks. There are 2 other generous sized bedrooms on this level, as well as another full bathroom, and a laundry room. In the basement, there is a full wet bar with a fridge and dishwasher. There are 3 more



bedrooms, another full 4 piece bathroom, a large gym area, mechanical room, and a massive rec room. The backyard is a true oasis, with irrigation, curbing stonework, firepit, walkways and tons of storage. This is a truly rare home to check all these boxes, just seconds from the city, come have a look today!

Built in 2010

Essential Information

MLS® #	A2149905
Price	\$899,900
Sold Price	\$895,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,013
Acres	0.83
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7909 Carriage Lane Drive
Subdivision	Carriage Lane Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0G4

Amenities

Parking Spaces	10
Parking	RV Access/Parking, Triple Garage Attached

Interior

Interior Features	Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, RV Hookup, Storage
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard, Lawn, Greenbelt, No Neighbours Behind, Landscaped, Level, Many Trees, Underground Sprinklers, Private, Rectangular Lot, Secluded, Treed, Wooded
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2024
Date Sold	August 6th, 2024
Days on Market	21
Zoning	RE
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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