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

MLS® #A2149905

# \$899,900

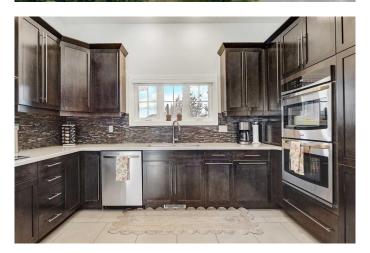
6 Bedroom, 3.00 Bathroom, 2,013 sqft Residential on 0.83 Acres

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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