

\$774,400 - 10817 Lexington Street, Rural Grande Prairie No. 1, County of

MLS® #A2161842

\$774,400

5 Bedroom, 4.00 Bathroom, 2,624 sqft
Residential on 0.54 Acres

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

THE PERFECT SPOT TO RAISE A FAMILY!
CLOSE TO THE BRAND NEW HARRY
BALFOUR ELEMENTARY SCHOOL
OPENING FALL 2024! Welcome to 10817
Lexington Street, This custom built Canadiana
home has no shortage of finished space with
2624 sqft of fully developed two story with an
attached oversized finished and heated 4+ car
garage, fully finished basement & NO direct
rear neighbours! The main floor consists of a
large entryway, den/office, open concept
living, kitchen & dining area. Featuring
upgraded white cabinetry, additional built in
storage, stainless appliances, and beautiful
epoxy countertops. The perfect mudroom with
sink and lockers off the garage entry plus a
half bath. Patio doors at the dining area lead
out to a 10x10 deck and 16x25 lower concrete
patio. Upstairs prepare to be wowed with a
bonus space, laundry room and 4 bedrooms!
Oversized master bedroom, with huge walk in
closet, massive custom shower, double sinks,
& water closet. 3 additional extra large
bedrooms, (One currently used as a bonus
media room) one with a double closet the other
with a walk in closet. Fantastic laundry room
with a front load washer and dryer, countertop,
cupboards & laundry sink. There's also a full
bathroom with 6'™ tub/shower combo, plus
another large living/media room. All closets in
the upstairs bedrooms also have amazing built



ins too! The basement consists of a large open area (could make another bedroom if wanted) good sized windows, a bedroom and a 4 piece bathroom with a shower & Sauna. It also has a large storage room in the basement where the dual furnaces and hot water tank are located. Each furnace also has a humidifier built in and have been maintained regularly. One services the main floor and basement while the other services the second story. Brand NEW AC installed in 2023 on the second story furnace. Large windows throughout the entire home have custom blinds, including black outs in all of the upstairs bedrooms. The 4 car garage has 10x10 and 10x16 overhead doors, it also has its own electrical panel and RV plug on the outside. So much space for all your vehicles and toys! The ceiling in the garage is also tall and could accommodate a car lift for additional vehicle storage. The massive driveway is over 3300sqft all concrete and has a large area completed beside the garage for RV parking (20x94). There is potential for an additional garage/shop to be built in the back yard too on the .54 acre lot! The front and back yards are fully landscaped and fenced with irrigation, shrubs, trees, perennial flowers/strawberries and a fire pit. There is a gravel area at the rear in which to set up play centres and trampolines. Carriage Lane is a family orientated luxury neighbourhood, bordering the city of Grande Prairie, with city amenities & low county taxes.

Built in 2013

Essential Information

MLS® #	A2161842
Price	\$774,400
Sold Price	\$765,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,624
Acres	0.54
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	10817 Lexington Street
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	Quad or More Attached, RV Access/Parking, Triple Garage Attached

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Back Yard, No Neighbours Behind, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	August 30th, 2024
Date Sold	August 30th, 2024
Zoning	RE
HOA Fees	0.00

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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