



**10323 CARRIAGE LANE DRIVE**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2303406**



**\$924,900**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,602 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.56 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, See Remarks, Underground Sprinklers		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	29-71-5-W6
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to this stunning executive home in the highly sought-after Carriage Lane Estates, offering the perfect blend of space, comfort, and convenience with county taxes. This beautifully updated home features a triple attached garage along with RV parking, making it ideal for families and those needing extra room for vehicles and toys. Inside, you'll appreciate the fresh updates throughout, central air conditioning, and the added luxury of heated flooring in both the kitchen and basement. The upper level offers three spacious bedrooms and two full bathrooms, along with a large bonus living space above the garage complete with a cozy natural gas fireplace—perfect for relaxing or entertaining. The main floor is designed for both function and flow, featuring a large kitchen, dining area, and living room, plus a convenient half bathroom for guests. Downstairs, the fully developed basement includes two additional bedrooms and a full bathroom, providing plenty of room for a growing family or guests. Step outside to a beautifully treed backyard with mature landscaping and irrigation, creating a private outdoor retreat you can enjoy all summer long. This is a rare opportunity to own a move-in ready executive home in one of the area's most desirable communities.