



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**7733 Abbey Lane
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2303464



\$755,000

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,415 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.50 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Holding Tank, Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-71-5-W6
Exterior:	Vinyl Siding	Zoning:	RE
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Built-in Features, Kitchen Island, Pantry, See Remarks		

Inclusions: N/A

Enjoy all the benefits of Carriage Lane amenities combined with lower County taxes in this fully finished home situated on a fenced and completely landscaped 1/2 acre lot with a south-facing back yard. Offering exceptional value and plenty of room for RV parking and toys, the property features a finished heated triple garage along with extensive paved and additional gravel parking. Inside, the bright and functional floor plan is highlighted by vaulted ceilings, large windows, hardwood flooring, and spacious living areas throughout. The kitchen offers abundant cabinetry, an island, and a pantry with south-facing windows to the back yard, while the generous primary bedroom includes a walk-in closet and a beautifully finished ensuite complete with heated tile flooring and tiled shower. The fully developed basement features 9-foot ceilings, two large bedrooms, a full bathroom, built-in cabinetry with sink, a custom-built-in desk, an expansive rec/living area, a gas fireplace, and direct access to the garage. Additional features include an ICF foundation, air conditioning, an irrigation system, and a natural gas hookup to the deck. All appliances are included. Properties offering this much space, parking, and value in Carriage Lane at this price point are hard to find—book your showing today.