



**7749 Oxford Road**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2304522**



**\$810,000**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,902 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Asphalt, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, H		
<b>Lot Size:</b>	0.54 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Underground S		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber C
<b>Features:</b>	Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Hot Tub, Gazebo, Shed

Welcome to this immaculate modified bi-level in desirable Carriage Lane Estates, featuring a heated 27 x 36 triple-car garage, spacious driveway, and gated RV parking with outstanding curb appeal. The main floor offers a bright open-concept layout with a welcoming living room centered around a stone-accented gas fireplace with built-in shelving. The kitchen is beautifully finished with brand-new gunmetal refrigerator, dishwasher, and double oven, dark cabinetry, stainless steel backsplash, and a large island with wine rack and ample storage. A half bath and spacious primary bedroom complete the main level. The primary suite features an impressive walk-in closet and private ensuite with jetted tub, stand-up shower, and custom tile work. Both the dining area and primary bedroom provide direct access to the expansive deck and hot tub, overlooking the stunning backyard. The beautifully landscaped yard includes a large deck, few trees, stone pathway to a firepit area, greenhouse, shed, and full fencing for privacy and enjoyment. Upstairs you’ll find two large bedrooms with walk-in closets, connected by a Jack & Jill bathroom, plus a convenient laundry room located above the garage. The fully finished basement offers a massive family room with an additional fireplace and faux stove accent wall, a fourth bedroom, and a full bathroom. Recent upgrades include fresh paint throughout, brand-new shingles (April 2026), and a new deck (2025). Additional features include air conditioning and a full irrigation system servicing the entire property. On the westside of garage there is an RV drain. This move-in-ready home combines space, style, and exceptional outdoor living in one of the area’s most sought-after communities.