GRASSROOTS REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7717 Park Lane
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2320709

$799,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,653 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	4	**Baths:**	3
Garage:	Triple Garage Attached		
Lot Size:	0.52 Acre		
Lot Feat:	Gazebo, Landscaped, Many Trees, Street Lighting, Treed		

Heating:	Forced Air	**Water:**	Public
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	RURAL ESTATE (RE)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Crown Molding, Kitchen Island, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Immaculate condition in Carriage Lane – your search ends here! Welcome to this stunning home located in the highly sought-after community of Carriage Lane, perfectly situated across from a park and offering RV parking along with ample driveway space for guests. From the moment you step inside, you'll be impressed by the magazine-worthy open-concept kitchen and living area, highlighted by beautiful hardwood floors, elegant lighting, and a modern gas fireplace feature wall. Designed for both everyday living and entertaining, the kitchen boasts a massive granite island, custom coffee bar, stainless steel appliances, and extensive cabinet and counter space to meet all your storage needs. Just off the kitchen, you'll find access to the large south-facing deck complete with a natural gas hookup, overlooking a meticulously maintained backyard with thousands invested in landscaping. Enjoy decorative curbing, rock gardens, mature trees, and impressive stamped concrete pathways leading to a cozy firepit area—perfect for relaxing and entertaining on warm summer evenings. Upstairs offers two spacious secondary bedrooms, a conveniently located four-piece bathroom, and a luxurious primary retreat featuring wainscoting, a custom TV feature wall, coffered ceiling, private south-facing balcony, walk-in closet, and a beautiful five-piece ensuite complete with dual sinks, a soaker tub, and a separate shower. The fully developed basement continues to impress with a large fourth bedroom, three-piece bathroom, functional laundry area, and a versatile secondary living space featuring coffered ceilings, hardwood floors, and wainscoting. Completing the lower level is the ultimate bonus feature—a dedicated theatre room that's perfect for movie nights, game days, and entertaining family and friends. This exceptional property offers style, functionality,

and pride of ownership throughout. Homes of this caliber rarely become available in Carriage Lane—don't miss your opportunity to make it yours.

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