



GRASSROOTS
REALTY GROUP

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7617 Park Lane
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2337497



\$964,000

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,580 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking, Triple Garage At		
Lot Size:	0.51 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: hottub, shed, window coverings, 20' garden beds, garage - corner wooden shelving unit

Welcome to this impressive air conditioned 2580 sq ft 2 storey, 5 bedroom, 3.5 bathroom home in Carriage Lane Estates, offering an additional 947 sq ft of fully developed basement space. This home is an exceptional combination of comfort, functionality, and outdoor living. The large inviting entrance is perfect for today's growing family. The main floor features a spacious living room with a gas fireplace, dining area highlighted by a stunning stone feature wall, and a well-appointed kitchen complete with granite countertops, large island and corner pantry. A convenient half bath and rear entry provide easy access to the attached heated triple car garage. Upstairs, you will find 3 generous sized bedrooms, including a spacious primary with walk-in closet and ensuite featuring dual vanities, soaker tub, and separate shower. A bright bonus room provides additional living space, while the second level laundry room offers convenience with a sink, cabinetry and abundant storage. The fully developed basement is perfect for family, recreation, guests or a home office including 2 bedrooms, full bath and family room. Outside, this property shines! Step onto the maintenance free triple-tiered deck, complete with gas line for the BBQ, a private enclosure with new 6 person hot tub. The fully fenced and landscaped yard features irrigation, mature raspberry, strawberry and rhubarb patches and 20-foot garden boxes for flowers or vegetables. A chain link dog run is located off the back of the garage. If you are hobbyist, recreational enthusiast or a family with multiple vehicles this property offers an attached heated triple car garage (31x29), asphalt extending to the backyard to the detached heated double car garage (23x23) creating space for toys and/or RV parking. Lets not forget additional storage in shed and space tucked beneath both the front and rear decks for seasonal items.

There is a park across the street and a pond 2 blocks south great for skating on during the winter months. This home is a must see. Contact a Realtor today to schedule your private viewing.