



GRASSROOTS
REALTY GROUP

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7702 Devonshire Lane
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2252988



\$799,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,715 sq.ft.	Age:	2015 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	29-71-5-W6
Exterior:	Mixed	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

This luxury home is located in the prestigious neighborhood of CARRIAGE LANE ESTATES, only a five-minute drive from the city of Grande Prairie. It features a total of 6 bedrooms, an office, and 3.5 bathrooms, blending high-end finishes with spacious living areas. The main level features a large gourmet kitchen with stainless steel appliances, a bright living room with a fireplace, a two-piece bathroom, and a private office near the front entrance of the home. The second level includes a bonus room and a bedroom. The top level features a convenient laundry room, 3 spacious bedrooms, including a primary suite with a fireplace, private balcony, and a spa-like en suite bathroom with dual sinks, a separate shower, and an entirely separate room with a stand-alone soaker tub. The fully finished BASEMENT SUITE includes two bedrooms, a full kitchen, a bathroom, a separate laundry, and a private patio with its own entrance. This home is perfect for families seeking luxury, comfort, and the potential of rental income. Other features include central air conditioning, rough-in for in-floor heat, and a garage with two double overhead doors plus an additional single overhead door, which allows you to drive through the garage to the back of the property. This home backs out to trees and has no rear neighbours, providing plenty of privacy. It's a truly unique home!