



GRASSROOTS
REALTY GROUP

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7810 Oxford Road
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2264804



\$829,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,299 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.53 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-71-5-W6
Exterior:	Vinyl Siding	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Tankless Hot Water		

Inclusions: N/A

Impressive Executive Home in Carriage Lane! Step into this stunning fully developed 2-story home in prestigious Carriage Lane—offering exceptional craftsmanship, thoughtful design, and an abundance of space both inside and out. The property features a heated 4-car garage with in-floor heat, RV parking, and sits beside a walking trail for added privacy. Inside, the home has been freshly painted throughout, showcasing designer accent walls, engineered hardwood flooring, and an inviting open-concept layout. The front sitting room with elegant glass doors sets the tone for the quality that continues throughout. The large kitchen is a true showstopper, featuring soft-close cabinetry, granite countertops, a gas cooktop, corner pantry, and new dishwasher, washer, and dryer (2025). The adjoining living room offers a warm and welcoming space centered around a beautiful gas fireplace, perfect for family gatherings or entertaining guests. Upstairs, you’ll find three spacious bedrooms, including a luxurious primary suite complete with a spa-style ensuite showcasing a large jacuzzi tub, dual sinks, and a walk-in closet. Step out onto your private covered deck for a quiet morning coffee or evening unwind. The upper floor also features brand-new vinyl plank flooring throughout. The fully developed basement offers 9-foot ceilings, in-floor heat, a comfortable family room, bedroom, full bathroom, and an impressive theatre room designed for ultimate entertainment. Outdoors, enjoy your maintenance-free deck with a covered hot tub area, perfect for year-round relaxation. The fenced yard is beautifully maintained and includes an irrigation system and garden shed. With air-conditioning, hot water on demand, and every detail carefully curated, this home delivers both elegance and functionality. This stunning property truly offers it all—style, space,

and sophistication in one of the area's most sought-after communities. Schedule your private showing today!!