



**10115 Saxony Road  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2279770**

**\$749,900**



<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,172 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	29-71-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Jetted Tub, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	Fridge stove washer dryer dishwasher.		

Welcome to this spacious, well-maintained home in Carriage Lane Estates, sitting on a .5-acre lot with no rear neighbors, offering privacy and room to breathe. Outside, the property is fully set up with an underground sprinkler system, ample parking, and RV parking complete with power, water, and sewer hookups. The attached triple-car garage gives you plenty of space for vehicles, toys, or a workshop. Inside, the home feels bright and fresh with new paint throughout and large windows that let natural light flow through the space. The kitchen features a brand-new dishwasher that's never been used, and the main floor offers great functionality with a dedicated office and laundry. Upstairs, you'll find the spacious primary bedroom, complete with an open ensuite and jetted tub a perfect place to unwind. With five bedrooms total, a fully finished basement, a new basement bathroom, and wired-in surround sound, this home offers space and flexibility for growing families and entertaining. Major updates include an upgraded furnace and a hot water tank replaced in 2019, as well as New Air conditioner for home, providing peace of mind. A solid estate home on a large lot in a sought-after neighborhood. Don't miss out on this beautiful family home call today for your private showing.