



**10401 Lexington Street
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2288029



\$810,000

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,858 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Heated Garage, RV Access/Parking, Single Garage Detached, Trip		
Lot Size:	0.53 Acre		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind, See Remarks, Underground Sprin		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-71-5-W6
Exterior:	Vinyl Siding	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, See Remarks, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	na		

Welcome to Carriage Lane — where space, comfort, and privacy come together beautifully. This stunning 1,884 sq. ft. bungalow is designed to impress, starting with a luxurious primary retreat featuring a jacuzzi tub, double-head shower, two walk-in closets, and direct access to the expansive back deck. Two additional spacious bedrooms plus a bright office/sunroom (also with deck access) complete the main floor. The open-concept living area offers maple hardwood floors, abundant natural light, and a cozy gas fireplace. The large kitchen is perfect for entertaining with a raised eating bar, generous cabinet space, new fridge and dishwasher, casual dining area, and separate formal dining room. Main-floor laundry with brand new washer and dryer is conveniently located just off the heated triple attached garage. Set on a beautifully landscaped half-acre lot with irrigation and no rear neighbors, this property also features full-service RV parking, hot and cold water in the garage with exterior access, plus a detached single garage on skids. Downstairs you’ll find a massive family room, an additional bedroom, a gorgeous 3-piece bath, a theatre room wired for entertainment, a fifth bedroom (drywalled and wired) ready for finishing, and a huge storage area. The full-length back deck includes gas hookups for your BBQ and firepit with glass panels to soak in the view. Many other updates. An exceptional home in a prime location — this one truly stands out.