



10626 CARRIAGE LANE Drive
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2288643



\$799,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,869 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Heated Garage, Oversized, See Remarks, Triple Garage Attached		
Lot Size:	0.49 Acre		
Lot Feat:	Cleared, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-71-5-W6
Exterior:	Stucco	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: NA

Located in the highly sought after community of Carriage Lane, this home offers the perfect blend of quiet living, strong community, and convenience. Known for its amazing neighbours, family friendly atmosphere, and a community skating rink each winter. With schools nearby and a peaceful setting just minutes from Grande Prairie, it is easy to see why this neighbourhood is so loved. This bright and spacious home features tall ceilings, central air conditioning, and large windows throughout, including floor to ceiling windows at the front of the home that fill the space with natural light. The main floor offers a formal living room, flex space, and a cozy family room with fireplace that flows into the dining area and kitchen. The kitchen includes stainless steel appliances, a pantry, and access to the partially covered deck that leads to a larger deck space overlooking the beautifully fenced west facing backyard. There is also a convenient half bathroom and laundry room with sink. Plenty of storage complete the main floor, with direct access to the triple attached garage. The upper level features a spacious primary retreat with a walk in closet and a stunning three sided fireplace shared with the ensuite. The ensuite includes a large jetted soaker tub, double vanity, and walk in shower with dual showerheads. Two additional bedrooms and a full bathroom complete the upper level. The basement offers a large recreation area with wet bar, one bedroom, flex space and a full bathroom, along with plenty of storage. With incredible natural light, generous living space, and a layout designed for both everyday living and entertaining, this property is ready to welcome its next owners.