



**10323 Carriage Lane Estates
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2303406



\$924,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,602 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.56 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, See Remarks, Underground Sprinklers		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-71-5-W6
Exterior:	Brick, Vinyl Siding	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to this stunning executive home in the highly sought-after Carriage Lane Estates, offering the perfect blend of space, comfort, and convenience with county taxes. This beautifully updated home features a triple attached garage along with RV parking, making it ideal for families and those needing extra room for vehicles and toys. Inside, you'll appreciate the fresh updates throughout, central air conditioning, and the added luxury of heated flooring in both the kitchen and basement. The upper level offers three spacious bedrooms and two full bathrooms, along with a large bonus living space above the garage complete with a cozy natural gas fireplace—perfect for relaxing or entertaining. The main floor is designed for both function and flow, featuring a large kitchen, dining area, and living room, plus a convenient half bathroom for guests. Downstairs, the fully developed basement includes two additional bedrooms and a full bathroom, providing plenty of room for a growing family or guests. Step outside to a beautifully treed backyard with mature landscaping and irrigation, creating a private outdoor retreat you can enjoy all summer long. This is a rare opportunity to own a move-in ready executive home in one of the area's most desirable communities.