



GRASSROOTS
REALTY GROUP

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10701 Lexington Street
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2121417



\$784,500

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,581 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.63 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, No Neighbours Behind		

Heating:	Central, In Floor, Fireplace(s), Natural Gas	Water:	Public
Floors:	Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-71-5-W5
Exterior:	Stone, Stucco	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	Greenhouse, Downstairs: dishwasher, stove, microwave range hood and refrigerator		

Presenting an exquisite 4-bed, 3-bath Bungalow on a 0.5 acre lot in prestigious Carriage Lane. This distinguished residence boasts both beautiful floors and custom ceilings that were meticulously crafted to exude elegance and charm throughout the main level - adding a touch of grandeur and architectural interest to the home's design. The upstairs family room is flooded with natural light, includes a fireplace and custom cabinets - creating an inviting space for gatherings or to simply relax. With in-floor heating throughout the basement, upper bathroom and laundry room, including in the garage and shop, comfort is assured year-round. The kitchen has ample storage space, stainless appliances and great finishing - including an impeccably designed custom-built shelving in the pantry. The large dining area is a perfect spot to host family gatherings or for entertaining guests while making dinner. Downstairs you will discover a walkout basement with a spacious games room - perfect for entertaining guests or unwinding with family. Additionally, you will find a spacious Mother-in-Law suite that includes a bathroom, full kitchen with all appliances and washer and dryer. Outside, the fully landscaped grounds feature a large greenhouse, spacious yard and large shop. Finally, the partially covered deck provides an exceptional space to unwind and underneath is a 12 x 16 enclosed and secured shed capable of storing multiple ATV's. This home epitomizes luxury living at its finest, offering the perfect blend of comfort, style, and functionality - schedule a viewing today with your preferred realtor!