



**7825 Oxford Road**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2158816**



**\$739,900**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,963 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Garage Door Opener, Heated Garage, Parking Pad, RV Access/Pa		
<b>Lot Size:</b>	0.52 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	29-71-5-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** TV Wall Mounts, Black Shelves in Garage, Freezer in Garage

Home shows immaculate & has been very well taken care of. This stunning home in Carriage Lane offers a perfect blend of modern convenience and stylish living. Enjoy paved access all the way to the back shed, complete with RV parking, a deck off the shed, and a landscaped yard with an irrigation system controllable via WiFi. The back deck has been beautifully converted into a sunroom with adjustable windows and screens, providing a serene space to relax. Inside you will love the vaulted ceilings, durable hardwood floors & the nice front room perfect for formal dining or casual sitting room. The modern kitchen features a corner pantry, island with an eating bar, and connects to the living room with cozy gas fireplace. The main floor also includes two bedrooms and a full bath with dual sinks. The master suite is privately located above the garage, offering a spacious retreat with a walk-in closet and an ensuite that includes his-and-hers sinks and a tiled shower with a pebble tile floor. The finished basement boasts high ceilings, two additional large bedrooms, another bathroom, utility room with Maytag washer & dryer plus under stairs storage. The garage is a standout, with epoxy flooring and heating, making it a perfect space for any project. The home is equipped with brand new A/C and a Bluetooth sound system that plays throughout the interior and exterior. This property is an exceptional find and move in ready.