



GRASSROOTS
REALTY GROUP

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10210 Covington Way
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2198647



\$874,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,639 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.56 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RURAL ESTATE (RE)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home		

Inclusions: N/A

The Spring market approaches and with it comes an absolutely gem in the beautiful neighbourhood of Carriage Lane! From your first glance of this property you will notice the stunning curb appeal and meticulous landscaping detail that has gone into this home. Explore inside and you are greeted by a large tile entry way which leads into YOUR ENTERTAINERS DREAM KITCHEN.....ELEGANT GRANITE COUNTERTOPS, SPRAWLING ISLAND, GENEROUS FORMAL DINING AREA, STAINLESS STEEL APPLIANCES, POT FILLER, WALK THROUGH PANTRY & open concept into the COZY LIVING ROOM which features CUSTOM SHELIVING, & a FLOOR TO CEILING STONE GAS FIREPLACE....with the entire area being accented by HARDWOOD FLOORING. Lets tour upstairs and find the ENORMOUS BONUS ROOM which is conveniently connected to a SPRAWLING UPSTAIRS LAUNDRY ROOM with cabinetry for storage & sink feature. Upstairs you will also find TWO SIZABLE BEDROOMS one featuring a large walk in closet, a 4 PIECE BATHROOM, and a PRIMARY BEDROOM OASIS with an IMMENSE LIVING SPACE, WALK IN CLOSET, TASTEFUL 5 PIECE ENSUITE & A PRIVATE BALCONY overlooking your beautiful backyard. Lets finish off the tour in the basement where entertaining continues with a STONE FIREPLACE FEATURE, STYLISH BAR AREA w/ CABINETRY & BAR FRIDGE along with a FLEX AREA perfect for toy room, office, or workout space. You will also notice a 4TH BEDROOM & a 4 PIECE BATHROOM featuring A LUXURIOUS TILE SHOWER. Did I mention the bonus features of a SCREENED IN REAR DECK w/ COMPOSITE DECKING & ADDITIONAL REAR DECK WITH COMPOSITIE DECKING, CENTRAL AIR, TRIPLE HEATED GARAGE, RV PARKING, IRRIGATION, LANDSCAPING w/

CURBING, TREES, CONCRETE STAMPED FIREPIT AREA & A DETACHED JUMBO SHED that could be utilized for additional toy storage or potentially a workshop. WELCOME TO SPRING....WELCOME HOME!