

**7702 Lexington Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2163475**



**\$884,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Carriage Lane Estates  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Modified Bi-Level  |               |                   |
| <b>Size:</b>     | 2,907 sq.ft.   | <b>Age:</b>   | 2008 (16 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Triple Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.56 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Cleared, Front Yard, Lawn, Landscaped, Level, Rectang |               |                   |

|                    |  |                   |              |
|--------------------|--|-------------------|--------------|
| <b>Heating:</b>    | High Efficiency, In Floor, Fireplace(s), Forced Air, See Remarks | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | Public Sewer |
| <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, Stucco, Wood Siding                                       | <b>Zoning:</b>    | RE           |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -            |

**Features:** Bar, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Storage, Vaulted Ceiling(s), Wet Bar

**Inclusions:** None

EXECUTIVE FULL-FEATURED BI-LEVEL HOME that your family deserves - a beautifully finished Knight custom-built 5 bedroom home in exclusive Carriage Lane! Upper level is a parent's dream, with spacious private den and a MASSIVE 1,000+ sq feet master, sharing a lovely double-sided fireplace! Super spacious master comes with a stunning ensuite with jetted corner tub, his & hers sinks, and large tiled shower. It's even got a make-up vanity corner and its own private balcony! Wide open main floor features soaring vaulted ceilings over an open layout with a large kitchen. Quality hardwood under the granite countertops and extensive eating bar, on to a dining area that looks out to the view beyond the covered rear deck! Living room comes with fireplace #2 and plenty of room for everyone, just off the two bedrooms with walk-in closets and a proper laundry room with rows of cabinetry and a sink. Fully developed lower level comes with two more bedrooms, full bath, and a rec area with fireplace #3, and there's more! You get a theatre room with its own full wet bar, perfect for family nights! Air conditioning and in-floor heat ensures comfort for everyone. Large covered deck out the back with sturdy maintenance free railing, looking over a huge backyard. Plus it's got a HEATED TRIPLE CAR GARAGE with DRIVE-THROUGH BAY! And it's properly finished with nice storage and floor drains! All the features you deserve, all high-end finish, now available for an incredible deal. Awesome location too, quiet, peaceful and away from the main roads. Don't miss this one - book your tour TODAY!