

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

**MLS # A2167518**



**\$720,000**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,602 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.60 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	In Floor	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Discover this stunning 5-bedroom, 3.5-bathroom home located in the highly sought-after Carriage Lane Estates, offering both space and luxury. With 3 large upper-floor bedrooms, each featuring its own walk-in closet, you'll never be short on storage. The home boasts beautiful site-finished hardwood floors, elegant quartz countertops, and in-floor heating for year-round comfort. Enjoy a relaxing soak in the luxury jet tub, and take advantage of the convenience of main floor laundry. A triple-car garage and paved driveway add to the appeal. This home is being sold as-is, where-is. It presents an amazing opportunity for buyers ready to unlock its full potential.