

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

**MLS # A2205905**



**\$809,900**

<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 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.56 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<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:** See Remarks

This fully updated and beautifully refreshed home offers a perfect blend of comfort, style, and convenience. With 5 spacious bedrooms and 3.5 modern bathrooms, it provides ample room for growing families or those who enjoy extra space. The upstairs features large bonus room with it's own cozy fireplace, creating a perfect retreat for relaxation or entertainment. 3 Bedrooms upstairs with one being the primary Bedroom that offers you a large soaker tub in the 5pc En-suite and a walk in closet in the primary bedroom to top it all off. The beautiful bright main floor offers so much space for hosting with a formal living room and a dining room that flows into a living room, all of this on absolutely beautiful refinished hardwood flooring!! The beautiful kitchen centers this all with a large island, gas stove and plenty of kitchen storage. Main floor laundry in a mud room that leads to the garage. Large basement that provides you with 2 more bedrooms and a full bathroom. Massive rec room as well giving your family SO MUCH ROOM FOR ACTIVITIES. This home is also sure to be comfortable year round with the in-floor heating in the basement or the Central A/C throughout the home. The triple car heated garage offers plenty of room for vehicles and storage, ensuring your outdoor toys are always ready to go. Large driveway with RV Parking! Situated on a generous over half-acre lot, this property provides plenty of outdoor space for gatherings, gardening, or simply enjoying the peaceful surroundings. It's truly a home that combines modern amenities with spacious living both inside and out. Contact your real estate professional today!