

7726 Abbey Lane
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2220769



\$859,900

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|------------------|--|---------------|-------------------|
| Division: | Carriage Lane Estates | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,985 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Asphalt, Heated Garage, Triple Garage Attached | | |
| Lot Size: | 0.50 Acre | | |
| Lot Feat: | Back Yard, Landscaped, See Remarks | | |

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|--------------------|--|-------------------|-------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RE |
| Foundation: | ICF Block | Utilities: | - |
| Features: | Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Wet Bar | | |

Inclusions: None

Fantastic family home in lovely Carriage Lane Estates!! This open bungalow plan features a spacious front foyer, large living room with vaulted ceilings, awesome kitchen with huge central island and tons of counter and cabinet space, sit up bar, and a walk in pantry, and a spacious dining area with garden door to the large deck with gas line for bbq. The rest of the main floors hosts the laundry room, 2 generous bedrooms with closets/organizers, and a primary suite with gas fireplace, walk in closet, and beautiful 5pc ensuite with tile/glass shower, jet tub, and double sinks! The garage is finished, painted, heated and has floor drain and hot/cold taps. The basement is fully developed with a huge theatre room (c/w projector, speakers and av equipment), a wet bar with bar fridge, a family room, 2 bedrooms, 5pc bathroom (dbl sinks) and storage/utility areas. There is a lot of paved parking and rv parking, as well as rv gates to the yard and extra gravel rv parking on both sides of the 12'x20' shed. This home has had all new windows installed on main floor, newer dishwasher, newer taps/faucets.