

**10809 Lexington Street  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2299912**



## \$849,900

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,045 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Asphalt, Driveway, Front Drive, Garage Door Opener, Gar		
<b>Lot Size:</b>	0.54 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Irregular Lot, Landscaped, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge, stove, dishwasher (new), washer/dryer, GDO & controls, garage heater, AC		

Welcome to this exceptional family home located in the highly sought-after county subdivision of Carriage Lane Estates. Offering a triple attached garage with tons of windows, extensive RV parking, PLUS a 20x24' powered shop with workbench, this property is perfectly suited for those needing space for all their vehicles, toys, and hobbies. Step inside to a bright, open-concept main floor designed for both everyday living and entertaining with spacious front entrance leading to the convenient main floor office. The spacious kitchen features solid oak cabinetry, granite countertops and backsplash, stainless steel appliances, and a convenient corner pantry. Rich hardwood flooring flows throughout the main living areas, complemented by tile in the front entry, kitchen, laundry, half bath, and rear entrance. Upstairs, hardwood continues through to a versatile sitting area/bonus room and all bedrooms. The generous primary suite offers a private retreat with a large walk-in closet and ensuite complete with a corner soaker tub and recently redone tile shower. The fully finished basement adds even more living space with a large family room, 4th bedroom, and full bath—perfect for guests or growing families. Outside, you’ll love the professionally landscaped yard featuring underground sprinklers, concrete curbing, retaining walls, low-maintenance rock landscaping, and mature trees. The fully fenced yard provides privacy and space for outdoor enjoyment. This is a rare opportunity to own a well-maintained, feature-packed property in one of the area’s most desirable communities just min to County K-8 school, nearby shopping and amenities.