# \$859,900 - 7726 Abbey Lane, Rural Grande Prairie No. 1, County of

MLS® #A2220769

## \$859,900

5 Bedroom, 3.00 Bathroom, 1,985 sqft Residential on 0.50 Acres

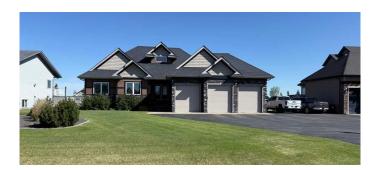
Carriage Lane Estates, Rural Grande Prairie No. 1, County of, Alberta

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.

Built in 2012

#### **Essential Information**

MLS® # A2220769



Price \$859,900

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,985

Acres 0.50

Year Built 2012

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 7726 Abbey Lane

Subdivision Carriage Lane Estates

City Rural Grande Prairie No. 1, County of

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8X 0G5

### **Amenities**

Parking Spaces 10

Parking Heated Garage, Asphalt, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry,

Vaulted Ceiling(s), Wet Bar

Appliances Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave Hood Fan,

Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Living Room, Master Bedroom

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Landscaped, See Remarks

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation ICF Block

## **Additional Information**

Date Listed May 13th, 2025

Days on Market 1

Zoning RE

# **Listing Details**

Listing Office RE/MAX Grande Prairie

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