



**7718 Devonshire LANE**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1003891**

**\$799,800**



<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,140 sq.ft.	<b>Age:</b>	2017 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Asphalt, Attached, Attached Garage, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Landscaped, Underground Sprinklers, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Unfinished, Walk-Out	<b>LLD:</b>	29-71-5-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** -

Stunning 2-year-old Unique Home Concepts build in sought after Carriage Lane with no rear neighbours, pond & walking trails across. Home shows amazingly and will make your jaw drop from the moment you step in the door. Kitchen features high-end stainless-steel appliances including built in oven, microwave & gas stove, quartz countertops, center island with eating bar & much more. Open living room is elegant with fireplace feature & floor to ceiling windows. Enormous master suite includes gorgeous ensuite with his/hers sinks, soaker tub, large tiled shower & walk in closet. Opposite the living room you will find 2 spacious bedrooms & full bathroom. Main floor laundry room offers additional storage & a sink. Huge walkout basement undeveloped & ready for whatever you can imagine. Massive triple garage is heated, has 2 floor drains & a 10' door for the single bay. RV parking with hook ups an added bonus. Yard is landscaped with irrigation system. Covered deck is perfect for any weather.