



11302 Belgrave Road  
Grande Prairie, County of, Alberta

MLS # GP201005



**\$714,800**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	-	<b>Age:</b>	2018 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Possession:</b>	Immediate		
<b>Garage:</b>	Floor Drain, Hook ups for power & sewer on RV pad		
<b>Driveway:</b>	Other		

<b>Heating:</b>	Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic System,Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	-
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Brick, Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	None	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Ensuite, Fireplace - Gas, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home, Sump		

**Inclusions:** Fridge, Wall Oven, Electric Cooktop, Dishwasher, Built in Microwave, RPR, one year builders warranty, 10 year Alberta New Home Warranty, GDO+2 controls

IMMEDIATE POSSESSION AVAILABLE! Unique Home Concepts "Jade XL" (Job#544) is one of a kind. Gorgeous craftsman style changes to the plan make it more functional with plenty of custom features and a "Unique" eye-catching estate look - just a few of the reasons this home will be "talked about". Some of the best features include HUGE windows, grand front entry open to staircase and second floor family room, plus quartz countertops throughout. Open concept main floor includes kitchen with white cabinets, large wine rack, maple range hood with built in microwave, wall oven, cooktop and large pantry. There are also coffered ceilings, tray ceilings & beam drywall details throughout main areas and master bedroom plus shiplap, wainscoting & crown mouldings around home. Upstairs offers master bedroom with 2 vanities, 6 foot soaker tub & amazing double shower. There are 2 more bedrooms, large main bath & laundry room. Triple garage is even heated.