



**7618 Abbey LANE**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1007232**



**\$669,800**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,912 sq.ft.	<b>Age:</b>	2011 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage		
<b>Lot Size:</b>	0.52 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Irregular		

<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>	Finished, Full	<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), Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** -

Stunning home in desirable Carriage Lane is a must see for the family looking for their new house. You will feel at home as soon as you walk in the door to the front sitting room with tons of natural light and warm welcoming colours. Kitchen features granite countertops, beautiful backsplash, center island with raised eating bar, corner pantry plus spacious dining room. Gas fireplace in living room is perfect for those cold winter days. Main level also offers 2 bedrooms as well as a full bathroom. Above the garage the large master suite includes walk in closet & ensuite. Fully developed basement includes large family room, 2 large bedrooms, a full bathroom plus large storage/laundry room. Triple garage is heated with epoxy floors & has plenty of room for all your toys and vehicles. Large driveway includes RV parking pad with hook ups. Yard is landscaped & irrigated plus offers covered deck with hot tub. Retaining wall around property adds style as well as value.