



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

MLS # GP215033



\$669,800

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,912 sq.ft.	Age:	2011 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Attached, Attached Garage, Garage, Heated Garage, Triple Garage		
Lot Size:	0.00 Acre		
Lot Feat:	Corner Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Jetted Tub		

Inclusions: Fridge, Stove, Dishwasher, Microwave Range, All Blinds & Window Coverings, GDO & Remote, Shed

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.