



**7226 Lexington Street
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A1016307



\$599,800

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,365 sq.ft.	Age:	2007 (13 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.61 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Irregular Lot, Landscaped, Underground Sprink		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	29-71-5-W6
Exterior:	Stone	Zoning:	RE
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Breakfast Bar, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s), Wet Bar		

Inclusions: -

You won't believe this one of a kind home. Some of the many features includes irrigation system, wrap around maintenance free deck, ICF foundation, 2 furnaces, skylights, in floor heating in basement & garage plus so much more. Living room offers wood burning fireplace, skylights & patio doors. Gorgeous kitchen features granite countertops, center island with 5 burner gas stove, pantry, eating bar & dual wall ovens. Formal dining room, office & front sitting room make this home perfect for entertaining. Master suite includes huge walk in closet, ensuite with his/her sinks & patio doors to the deck. Two more bedrooms on main level are large, 4 piece bathroom doubles as a laundry room with storage & utility sink. Upstairs loft has sitting room, huge bedroom with 3 piece ensuite and storage space. Basement is nearly finished with wet bar including dishwasher sink & fridge, huge bedrooms, work out area, bathroom & 2 storage or flex rooms. Just choose your paint & floors and it's 100% done. Triple garage is finished with cabinets & shelves. Yard is landscaped and fenced with irrigation.