

# **\$799,000 - 10323 Carriage Lane Drive, Rural Grande Prairie No. 1, County of**

---

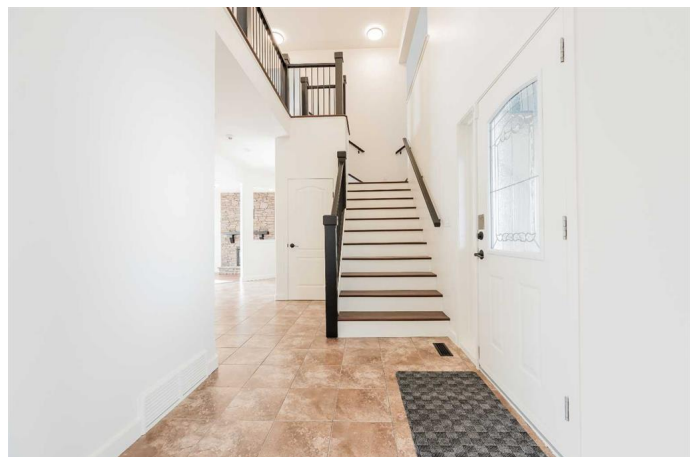
MLS® #A2205905

**\$799,000**

5 Bedroom, 4.00 Bathroom, 2,602 sqft  
Residential on 0.56 Acres

Carriage Lane Estates, Rural Grande Prairie  
No. 1, County of, Alberta

This fully updated and beautifully refreshed home offers a perfect blend of comfort, style, and convenience. With 5 spacious bedrooms and 3.5 modern bathrooms, it provides ample room for growing families or those who enjoy extra space. The upstairs features large bonus room with it's own cozy fireplace, creating a perfect retreat for relaxation or entertainment. 3 Bedrooms upstairs with one being the primary Bedroom that offers you a large soaker tub in the 5pc En-suite and a walk in closet in the primary bedroom to top it all off. The beautiful bright main floor offers so much space for hosting with a formal living room and a dining room that flows into a living room, all of this on absolutely beautiful refinished hardwood flooring!! The beautiful kitchen has heated floors and centers this all with a large island, gas stove and plenty of kitchen storage. Main floor laundry in a mud room that leads to the garage. Large basement that provides you with 2 more bedrooms and a full bathroom. Massive rec room as well giving your family SO MUCH ROOM FOR ACTIVITIES. This home is also sure to be comfortable year round with the in-floor heating in the basement or the Central A/C throughout the home. The triple car heated garage offers plenty of room for vehicles and storage, ensuring your outdoor toys are always ready to go. Large driveway with RV Parking!



Situated on a generous over half-acre lot, this property provides plenty of outdoor space for gatherings, gardening, or simply enjoying the peaceful surroundings. It's truly a home that combines modern amenities with spacious living both inside and out. Contact your real estate professional today!

Built in 2007

### Essential Information

MLS® #	A2205905
Price	\$799,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,602
Acres	0.56
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	10323 Carriage Lane Drive
Subdivision	Carriage Lane Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V4Z1

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Gas Cooktop, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	77
Zoning	RE

## Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.