

\$869,900 - 7626 Abbey Lane, Rural Grande Prairie No. 1, County of

MLS® #A2185033

\$869,900

6 Bedroom, 3.00 Bathroom, 2,434 sqft
Residential on 0.52 Acres

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

Welcome to Your Dream Home in Carriage
Lane Estates!

This exceptional modular-built bungalow on Abbey Lane offers approximately 4,400 square feet of luxurious living space in one of the most desirable neighborhoods. Modular-built homes are crafted in a controlled factory environment, ensuring superior craftsmanship and minimizing delays or damage caused by weather. Their precision-engineered construction enhances insulation, reduces waste, and often exceeds traditional building standards. As you arrive, the charming front veranda and tiled entrance create a warm welcome. Inside, a sophisticated sitting room with a striking leather accent wall sets the tone for the home. The expansive, open-concept layout seamlessly connects the dining, kitchen, family, and living areas, making it perfect for entertaining. Elegant stone columns and a stunning fireplace wall enhance the ambiance.

The gourmet kitchen features abundant cabinetry, generous counter space, and a corner pantry. A large island with a sink and eating bar, travertine flooring, and high-end stainless steel appliances complete this chef's haven.

The energy-efficient Innotech window and door system is a standout feature, offering



superior thermal performance and soft-close locking technology. These systems enhance the home's aesthetic, provide year-round energy savings, and seamlessly connect indoor and outdoor spaces. The front exterior door, main bedroom patio door, and main patio doors create a seamless transition between the indoor and outdoor living spaces, adding sophistication and functionality.

This home boasts six spacious bedrooms and three full bathrooms. The primary suite includes its own patio deck, a space to place a hot tub if desired, and a luxurious ensuite with double sinks, a jetted tub, a tiled shower, and a walk-in closet. Innotech patio doors further elevate the space. The second and third bedrooms are bright and inviting, while a versatile office/den adds flexibility. The main floor laundry room, with ample cabinetry, connects directly to the garage for added convenience.

The fully developed basement offers in-floor heating, a state-of-the-art theater room with a 120-inch screen and 3D projector and a high-quality sound system for an unparalleled cinematic experience, a wet bar with a full-size fridge, a spacious family room, and a gym with eco-friendly recycled rubber flooring. Outside, three newly constructed decks, including one with recycled rubber flooring, complement a beautifully landscaped yard with mature trees, curbing, an irrigation system, and an outdoor stone fireplace. All exterior doors feature Innotech designs for efficiency and durability.

Additional highlights include a three-car heated garage with hot and cold taps, engineered hardwood floors, quartz countertops, and on-demand hot water, 11-foot high ceilings in the basement. This home truly combines comfort, style, and efficiency. Schedule your viewing today to

experience the best of Carriage Lane Estates.

Built in 2011

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2185033 |
| Price | \$869,900 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,434 |
| Acres | 0.52 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 7626 Abbey Lane |
| Subdivision | Carriage Lane Estates |
| City | Rural Grande Prairie No. 1, County of |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8X 0G4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 3 |
| Parking | Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Ceiling Fan(s), Quartz Counters, Storage, Walk-In Closet(s), Sump Pump(s), Tankless Hot Water |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |

| | |
|--------------|----------------|
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, City Lot, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | January 3rd, 2025 |
| Days on Market | 120 |
| Zoning | RES |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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.