

# \$749,900 - 10826 Carriage Lane Drive, Rural Grande Prairie No. 1, County of

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MLS® #A2259676

**\$749,900**

5 Bedroom, 3.00 Bathroom, 1,892 sqft  
Residential on 0.50 Acres

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

Welcome to your dream home in the prestigious Carriage Lane Estates! This stunning FULLY DEVELOPED 5 bed, 3 bath modified bi-level with WALK-OUT BASEMENT offers 1,892 sq ft of luxurious living space. Step inside and be greeted by a tiled entryway leading up to the formal living room with gleaming hardwood floors and a cozy gas fireplace. Freshly painted throughout the main and upper levels, this home feels bright, modern, and move-in ready. The open-concept layout seamlessly blends a second living room, dining area, and kitchen, all enhanced with elegant beamed ceilings. The chef's kitchen is a true highlight featuring stone countertops, a fully tiled backsplash, rich dark cabinetry, stainless steel appliances, a convenient corner pantry, and a breakfast bar perfect for casual meals or entertaining. Just off the dining area, step out to the deck for easy indoor-outdoor living. The bright secondary living room showcases vaulted ceilings, a striking stone-surround gas fireplace, and custom built-in shelving. The main level also offers two spacious bedrooms and a well-appointed 4 pc bath. Upstairs, retreat to the impressive primary suite complete with his-and-hers walk-in closets and a spa-inspired 5 pc ensuite, including double sinks, a jetted soaker tub, stand-alone shower, and private water closet. The fully finished



walk-out basement provides even more living space with a third family/rec room, two additional bedrooms (one with its own 4 pc ensuite), making it ideal for guests or growing families. Extra features include CENTRAL A/C for summer comfort and a heated TRIPLE-CAR attached garage with plenty of space for vehicles, toys, and storage. The oversized driveway allows ample parking for RVs, boats, and more. Outdoors, enjoy a fully fenced and landscaped yard complete with IRRIGATION, mature trees and shrubs, a fire pit area for gatherings, and a storage shed with roll-up door. Carriage Lane Estates is a family-oriented luxury neighbourhood bordering the City of Grande Prairie, offering all the amenities of city living while enjoying the benefit of low county taxes. Donâ€™t miss your chanceâ€”book your private showing today!

Built in 2008

### Essential Information

MLS® #	A2259676
Price	\$749,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,892
Acres	0.50
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	10826 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	T8X 0G4

### Amenities

Parking Spaces	7
Parking	Parking Pad, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	September 26th, 2025
Zoning	RE

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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