



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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7801 Oxford Road
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2225038



\$879,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,024 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.61 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Double Vanity, Kitchen Island, Open Floorplan, See Remarks

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	-
Zoning:	RE
Utilities:	-

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Controls

Welcome to this stunningly appointed luxury bi-level residence where timeless elegance meets modern convenience located in Carriage Lane. From the moment you arrive, the gorgeous curb appeal—enhanced by well maintained landscaping, mature trees, and a beautifully manicured lawn—sets the tone for what lies beyond. Step into a large tiled entry with soaring ceilings leading to an open-concept main floor flooded with natural light, showcasing rich finishes, coffered ceilings, and stylish design. Stay cool all summer with central air conditioning, ensuring year-round comfort. The spacious living room features a cozy gas fireplace, perfect for relaxing evenings or entertaining guests. At the heart of the home, the gourmet kitchen impresses with a massive island, sleek stainless steel appliances, and ample storage—an ideal space for culinary creativity and casual gatherings. Just off the kitchen, the dining area exudes both style and function, framed by expansive windows and designed for effortless entertaining, it offers a seamless transition to the expansive back deck—perfect for indoor-outdoor living. The primary suite offers a private retreat with a walk-in closet and a luxurious ensuite bath, providing the perfect balance of comfort and sophistication complete with private access to the back deck. Two additional generously sized bedrooms and a full bathroom complete the main level, each thoughtfully designed with style and function in mind. Downstairs, the fully developed basement expands your living space with two more spacious bedrooms, a full bathroom combined with laundry, and an entertainment-ready wet bar paired with a secondary family room boasting a fireplace. Whether hosting family and friends or creating a private guest retreat, this lower level offers incredible versatility. Outside, enjoy a fully landscaped and fenced

backyard on a covered deck framed by mature trees, offering both privacy and serenity. The triple attached heated garage and dedicated RV parking provide room for all your vehicles and recreational toys. This exceptional home blends upscale living with everyday functionality—an absolute must-see for those who value quality, space, and location. Book your showing today!!