

# **\$979,900 - 11310 Oxford Road, Rural Grande Prairie No. 1, County of**

---

MLS® #A2189962

**\$979,900**

3 Bedroom, 2.00 Bathroom, 2,402 sqft  
Residential on 0.54 Acres

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

Beautiful Custom Two Storey with Triple Garage boasting over 2400 sqft plus City View by EDGEWOOD CUSTOM BUILDERS in CARRIAGE LANE ESTATES - an executive subdivision with the space you are looking for but nestled on city limits with County Taxes!!! The Sprawling floor plan has it all - Admire the curb appeal and exterior finishes with extensive stone and vertical shakers, the up graded window trim makes this home pop. Spacious front entry invites you into an open and entertaining floorplan, gorgeous craftsman kitchen with upgraded countertops, stainless appliances + Hardwood floors, and stone fireplace feature, and high towering ceilings. 1/2 bath for company and mudroom/pantry space off garage entry. Enjoy the extensive windows facing west as you scale up the stairwell to an accommodating upper floor with 2 more bedrooms, a flex area for kids or office space, a bathroom, and a laundry room. The Primary bedroom is large and sure to impress! Enjoy the 5 piece ensuite with a soaker tub, walk-in shower, toilet closet, double vanity, and walk-in closet. The Primary bedroom also has private access to the laundry room. Basement sets up for future bedroom, bathroom, and family room and builder is capable of quoting and completing this space upon request... don't hesitate to ask for more details... Edgewood is a custom builder, ask



us about our custom build options.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2189962    |
| Price          | \$979,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,402       |
| Acres          | 0.54        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 11310 Oxford Road             |
| Subdivision | Carriage Lane Estates         |
| City        | Rural Grande Prairie No. 1, C |
| County      | Grande Prairie No. 1, County  |
| Province    | Alberta                       |
| Postal Code | T8X 0G4                       |

Amenities

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

Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | High Ceilings, No Animal Hor |
| Appliances        | Other                        |
| Heating           | Forced Air                   |
| Cooling           | Central Air                  |
| Fireplace         | Yes                          |
| # of Fireplaces   | 1                            |



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

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground, Private Yard |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Brick      |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 98                 |
| Zoning         | RS                 |

## 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.