

# **\$919,000 - 7702 Lexington Street, Rural Grande Prairie No. 1, County of**

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MLS® #A2213143

**\$919,000**

5 Bedroom, 3.00 Bathroom, 3,046 sqft  
Residential on 0.56 Acres

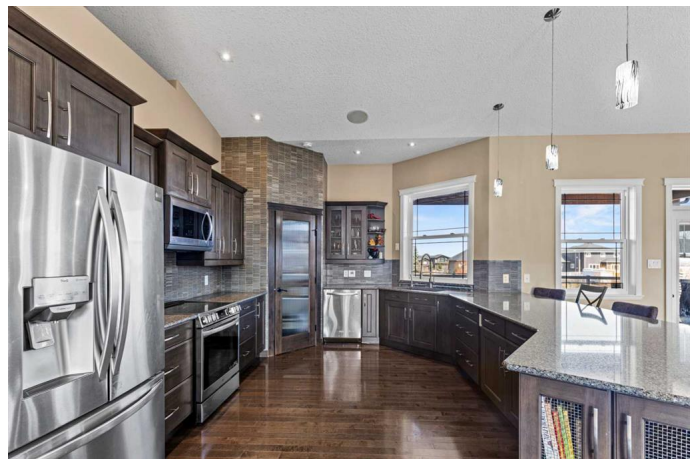
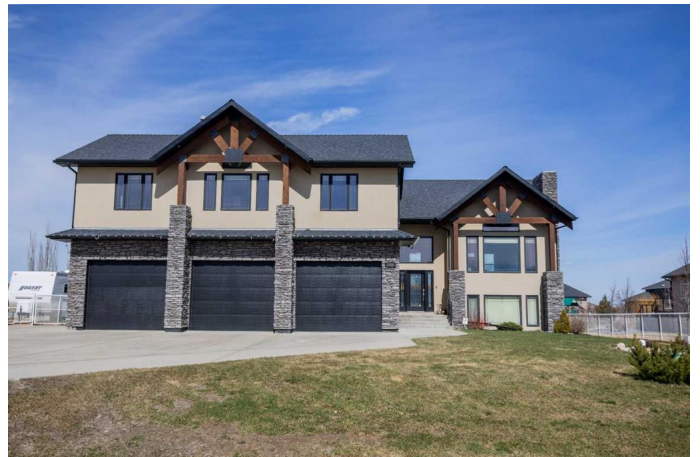
Carriage Lane Estates, Rural Grande Prairie  
No. 1, County of, Alberta

Stunning Executive Home in Carriage Lane!  
This beautifully finished Knight custom-built  
5-bedroom residence offers the perfect blend  
of luxury and comfort, tailored for your family.

Upper Level: A parent's dream awaits with a  
spacious private den and a MASSIVE master  
suite just under 1,100 sq. ft. Enjoy the  
ambiance of a double-sided fireplace, a  
stunning ensuite featuring a jetted corner tub,  
his & hers sinks, and a large tiled shower. The  
master suite also includes a make-up vanity  
corner and a private balcony for added  
relaxation.

Main Floor: The wide-open layout is  
accentuated by soaring vaulted ceilings,  
providing an airy feel. The large kitchen, with  
quality hardwood flooring under granite  
countertops, features an extensive eating bar  
leading into the dining area. The living room,  
equipped with fireplace #2, offers ample space  
for family gatherings, conveniently located next  
to two bedrooms with walk-in closets. A  
well-appointed laundry room, complete with  
rows of cabinetry and a sink, adds to the  
functionality of this level.

Lower Level: The fully developed lower level  
boasts two additional bedrooms, a full bath,  
and a rec area featuring fireplace #3. The



highlight of this level is the dedicated theater room, equipped with a large power screen that descends at the push of a button, and a ceiling-mounted projector for an immersive movie experience. The full audio system enhances the atmosphere, ensuring family movie nights are a cinematic delight. The home is fully wired with a Control4 audio system, allowing seamless integration and control of audio throughout the home.

**Garage:** The garage is a standout feature of this exceptional home, offering an impressive 1,042 sq. ft. of space designed to accommodate your family's needs and hobbies. This spacious garage provides ample room for vehicles, storage, and workspace. The drive-thru garage bay adds a layer of convenience for easy access, making it simple to park and retrieve vehicles without hassle. Additionally, the concrete pad at the back of the garage enhances functionality, providing a practical area for outdoor activities or extra storage solutions.

**Family-Friendly Neighborhood:** Located in a strong, family-oriented community, this neighborhood boasts a vibrant atmosphere filled with families and children of all ages. Residents love the sense of community and safety, making it an ideal place to raise children. The peaceful environment allows for easy outdoor play and interaction among neighbors. Plus, you can reach a major chain grocery store in less than 5 minutes from your door, adding to the convenience of everyday living.

**Comfort & Convenience:** The home is equipped with air conditioning and in-floor heating for year-round comfort. Outside, the large covered deck features sturdy maintenance-free railings, overlooking a huge backyard, ideal for outdoor activities.

Book a showing today

Built in 2008

### Essential Information

MLS® #	A2213143
Price	\$919,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,046
Acres	0.56
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modified Bi-Level
Status	Active

### Community Information

Address	7702 Lexington Street
Subdivision	Carriage Lane Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X0G4

### Amenities

Parking Spaces	10
Parking	Triple Garage Attached
# of Garages	4

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Wired for Sound, Bar, Recreation Facilities
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer

Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Decorative, Double Sided, Masonry, Master Bedroom, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	17
Zoning	RE

## Listing Details

Listing Office	Real Broker
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