

**7626 Abbey Lane**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2224008**



**\$862,500**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,434 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.52 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	29-71-5-W6
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Downstairs Fridge, Canopy on Back Deck, Shed, Garage Over Head Door Remotes, Dart Board Built In Entertainment Centre, Theater Room Items - Projector, Speakers, Projector Screen, 3D Glasses.

Your Dream Lifestyle Starts Here in Carriage Lane – Immaculate Home with Quick Possession Available! This exceptional modular-built bungalow on Abbey Lane offers approx. 4,400 sq ft of meticulously designed living space in one of the area's most sought-after neighborhoods. Combining timeless elegance with modern comfort, this home is perfect for those who appreciate quality and style. Built in a controlled factory setting, it ensures superior craftsmanship, energy efficiency, and minimal weather delays. Step onto the welcoming front veranda and tiled entrance. Inside, a sophisticated sitting room with a leather accent wall leads to an open-concept living space connecting dining, kitchen, family, and living areas—ideal for entertaining. Stone columns and a stone fireplace wall add luxurious charm. The gourmet kitchen features ample cabinetry, generous counters, a corner pantry, large island with sink and eating bar, travertine flooring, and high-end stainless steel appliances. Energy-efficient European windows and doors by Innotech include soft-close locking and superior thermal performance. Front, main bedroom patio, and main patio doors offer seamless indoor-outdoor flow. With six spacious bedrooms and three full baths, there's plenty of room for family and guests. The primary suite boasts a private patio deck (hot tub ready), ensuite with double sinks, jetted tub, tiled shower, walk-in closet, and Innotech patio door. Bright secondary bedrooms, an office/den, and main floor laundry with ample storage and garage access complete the main level. The fully finished basement features in-floor heating, a theater room with 120" screen, 3D projector, speaker system, wet bar with fridge, spacious family room, and gym with eco-friendly recycled rubber flooring. A built-in dart board entertainment centre adds fun for game nights.

Outside, three decks—including a main back deck with recycled rubber flooring—overlook a beautifully landscaped yard with mature trees, curbing, irrigation system, and outdoor stone fireplace. Premium Innotech exterior doors provide energy efficiency and style. Additional features include a three-car heated garage with hot/cold taps, floor drain, furnace; engineered hardwood floors; quartz countertops; decorative stone gas fireplaces inside and out; and a newer on-demand hot water system. Recent maintenance includes servicing of garage doors, furnace, and hot water tank, plus fresh paint touch-ups throughout. This move-in-ready home offers unparalleled luxury in Carriage Lane Estates. Book your private showing today!