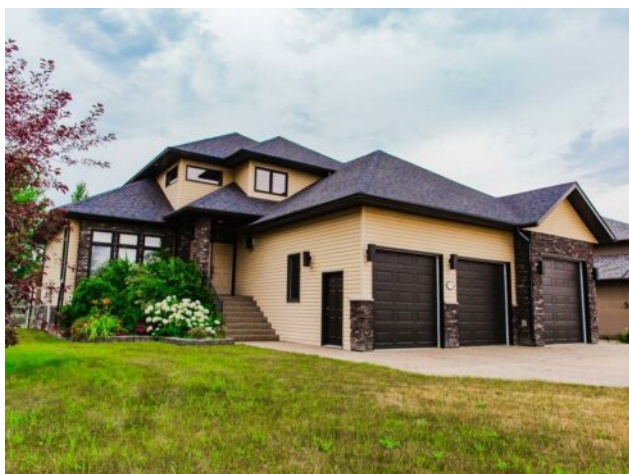


10118 Covington Way
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2241956



\$829,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,158 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.53 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, Private		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Bookcases, Double Vanity, Kitchen Island, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Water: Public

Sewer: Holding Tank

Condo Fee: -

LLD: 29-71-5-W6

Zoning: RE

Utilities: -

Inclusions: N/A

Immaculate Family Home in Carriage Lane Estates! Welcome to your dream home in one of the most sought-after neighborhoods! Featuring 4 spacious bedrooms, a dedicated main floor office, and 3.5 bathrooms, A/C, heated garage, this home is ideal for families looking for comfort, functionality, and space to grow. Step inside to discover a chef's dream kitchen—complete with a gas double oven, a pull-out pantry, large island, and ample counter space—perfect for cooking and entertaining. The open layout flows seamlessly to the dining area and living room, making it the heart of the home. Upstairs, the primary suite impresses with floor-to-ceiling windows, a generous walk-in closet, and a spa-like ensuite featuring a jet tub and oversized shower. The fully finished basement includes a bedroom, bathroom, cozy gas fireplace, wet bar, and plenty of room for relaxing or entertaining guests. Car lovers and hobbyists will appreciate the huge heated triple car garage, complete with floor drain, 240 volt welding plug and 200 amp service at the panel for EV charging and a rear overhead door providing easy access to the backyard. There's tons of parking, including RV parking with sewer and power hook up, making it perfect for storing all your toys. Outside, enjoy a fully landscaped, private, and treed yard, with a large reinforced deck ready for a future hot tub. Other updates include a new hot water tank, ensuring peace of mind. This home truly has it all—location, space, luxury, and versatility. Don't miss your opportunity to own this exceptional property in one of the area's most desirable neighbourhoods. Come take a look today!