

**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!