

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

MLS® #A2213143

\$919,000

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

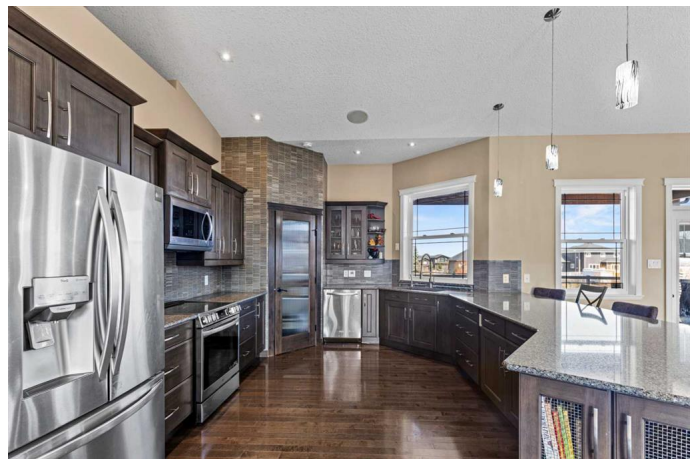
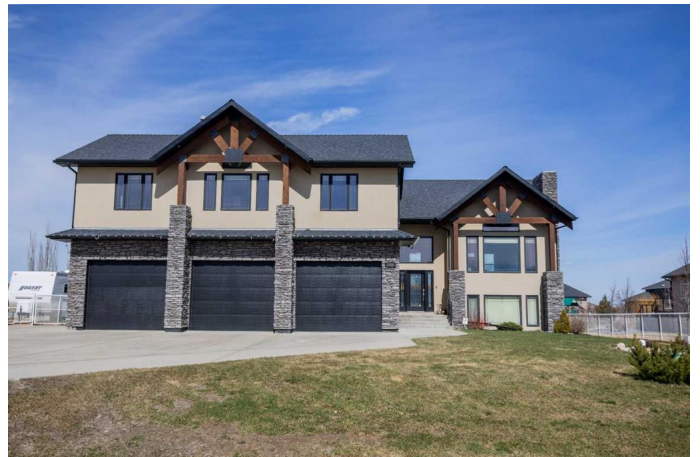
Carriage Lane Estates, Rural Grande Prairie
No. 1, County of, Alberta

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	8
Zoning	RE

Listing Details

Listing Office	Real Broker
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