

# **\$859,900 - 7726 Abbey Lane, Rural Grande Prairie No. 1, County of**

---

MLS® #A2220769

**\$859,900**

5 Bedroom, 3.00 Bathroom, 1,985 sqft  
Residential on 0.50 Acres

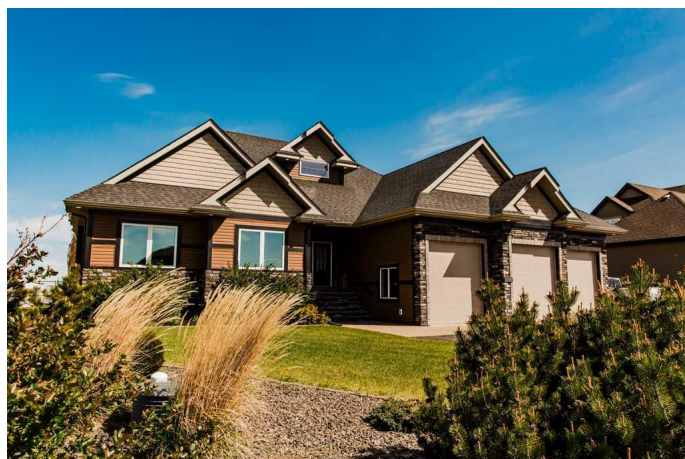
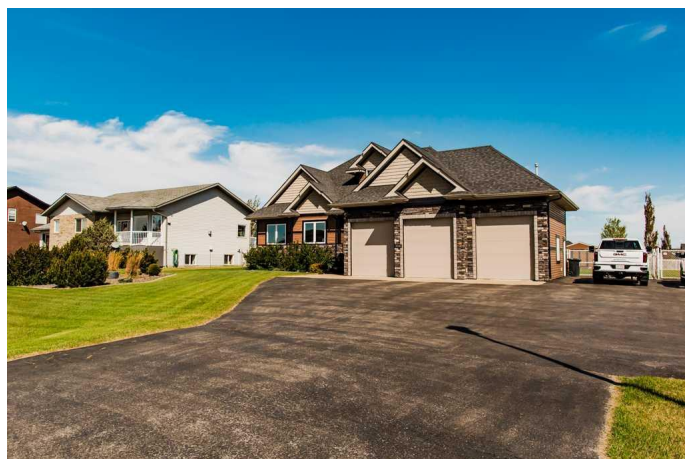
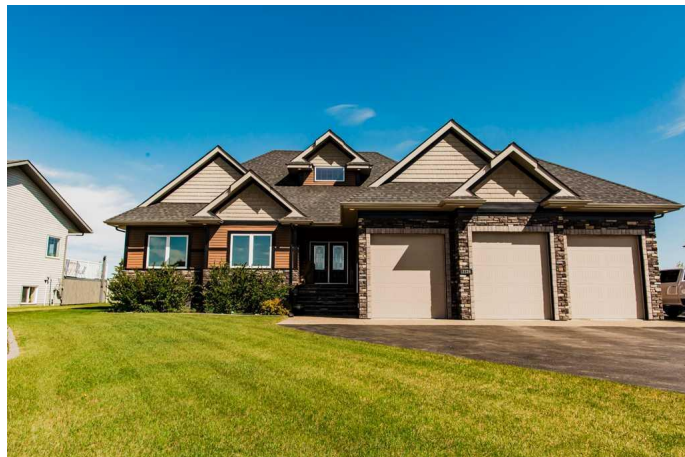
Carriage Lane Estates, Rural Grande Prairie  
No. 1, County of, Alberta

Fantastic family home in lovely Carriage Lane Estates!! This open bungalow plan features a spacious front foyer, large living room with vaulted ceilings, awesome kitchen with huge central island and tons of counter and cabinet space, sit up bar, and a walk in pantry, and a spacious dining area with garden door to the large deck with gas line for bbq. The rest of the main floors hosts the laundry room, 2 generous bedrooms with closets/organizers, and a primary suite with gas fireplace, walk in closet, and beautiful 5pc ensuite with tile/glass shower, jet tub, and double sinks! The garage is finished, painted, heated and has floor drain and hot/cold taps. The basement is fully developed with a huge theatre room (c/w projector, speakers and av equipment), a wet bar with bar fridge, a family room, 2 bedrooms, 5pc bathroom (dbl sinks) and storage/utility areas. There is a lot of paved parking and rv parking, as well as rv gates to the yard and extra gravel rv parking on both sides of the 12'x20' shed. This home has had all new windows installed on main floor, newer dishwasher, newer taps/faucets.

Built in 2012

## **Essential Information**

MLS® #                      A2220769



Price	\$859,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,985
Acres	0.50
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	7726 Abbey Lane
Subdivision	Carriage Lane Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0G5

### Amenities

Parking Spaces	10
Parking	Asphalt, Heated Garage, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	ICF Block

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	2
Zoning	RE

**Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.