

\$875,000 - 115 Community Lane, Saprae Creek

MLS® #A2247035

\$875,000

7 Bedroom, 5.00 Bathroom, 2,476 sqft

Residential on 2.10 Acres

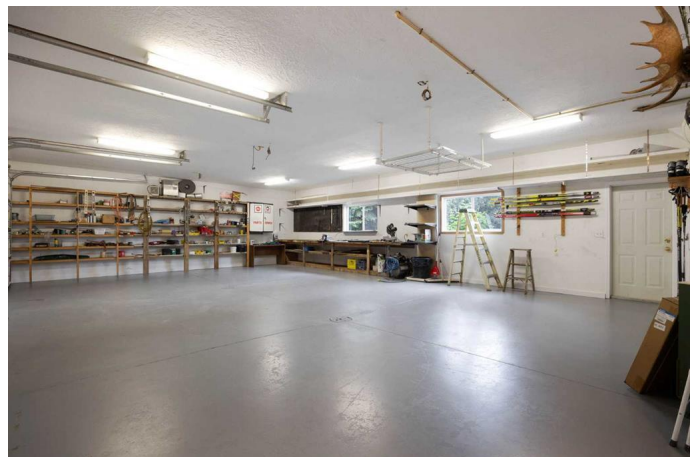
Saprae Creek Estates, Saprae Creek, Alberta

Welcome to 115 Community Lane, a beautifully crafted home nestled on just over two private, treed acres in the sought-after community of Saprae Creek. Thoughtfully designed and meticulously maintained by the original owners, this property offers exceptional quality, generous space, and the privacy that makes acreage living so desirable—perfect for families seeking a peaceful, well-rounded lifestyle.

Built with a durable ICF block foundation and featuring in-floor heating, this custom home offers long-lasting construction and energy efficiency. The triple attached garage with 1/2 bath provides both functionality and convenience, while the surrounding natural setting enhances the sense of seclusion and serenity.

Inside, the main floor offers an open-concept kitchen and dining area, a warm and inviting family room with vaulted ceilings and an abundance of natural light, as well as three spacious bedrooms and a full laundry room, making daily living both comfortable and efficient. Upstairs, a massive bonus/recreation room awaits, complete with an electric fireplace and a full bathroom, offering the perfect space for entertainment, hobbies, or relaxation.

The fully developed basement expands your living options with three additional bedrooms, a



dedicated office, a flex room, a second kitchen, and a cozy family room warmed by a wood-burning fireplace—a fantastic setup for multigenerational living, large family or guests.

Life in Saprae Creek is all about community and lifestyle. With nearby parks, a golf course, and an unmatched community spirit, this location delivers both recreation and connection.

Pride of ownership shines throughout every inch of this home. Don't miss the opportunity to make this exceptional property yours—book your private viewing today.

Built in 1998

Essential Information

MLS® #	A2247035
Price	\$875,000
Bedrooms	7
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,476
Acres	2.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	115 Community Lane
Subdivision	Saprae Creek Estates
City	Saprae Creek
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5B4

Amenities

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Closet Organizers, Kitchen Island, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Many Trees, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	ICF Block

Additional Information

Date Listed	August 10th, 2025
Days on Market	7
Zoning	SE

Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.