

# **\$862,500 - 7626 Abbey Lane, Rural Grande Prairie No. 1, County of**

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MLS® #A2224008

**\$862,500**

6 Bedroom, 3.00 Bathroom, 2,434 sqft  
Residential on 0.52 Acres

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

Your Dream Lifestyle Starts Here in Carriage  
Lane â€” 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 areaâ€™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 areasâ€”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!

Built in 2011

## Essential Information

MLS® #	A2224008
Price	\$862,500
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,434
Acres	0.52
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	7626 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 0G4

## Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Bar, Ceiling Fan(s), Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	63
Zoning	RES

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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