

SHELDON SWAIN

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7816 Carriage Lane Drive
Rural Grande Prairie No. 1, County of, Alberta

MLS # A1073301



\$689,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	1,775 sq.ft.	Age:	2010 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Quad or More Attached, RV Access/Parking		
Lot Size:	0.59 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-71-5-W6
Exterior:	Vinyl Siding	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Suspended Ceiling, Walk-In Closet(s), Wet Bar

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, blinds, GDO(2) = remotes, central air conditioning unit

Fully developed Modified Bilevel in Carriage lane with walk out basement and 1000 sq/ft Garage. This freshly painted, air conditioned home is finished throughout with hardwood, tile flooring, and vaulted ceilings. Kitchen has stainless appliances, quartz counter tops, maple cabinets, corner pantry, and a raised island. Living room has gas fireplace. Master bedroom above the garage has a 5 piece ensuite with his and hers walk in closet. Two spare bedrooms, bathroom, and a sitting or office area completes the main floor. Basement has a family room with gas fireplace and very well designed wet bar, 4th bedroom, bathroom, and finished laundry room. Four car garage is heated, RV parking located on side of home, large covered deck off the back, all situated on a 0.59 acre fenced lot with low county taxes.