



**7825 Oxford Road
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2158816



\$729,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,963 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Driveway, Garage Door Opener, Heated Garage, Parking Pad, RV Access/Pa		
Lot Size:	0.52 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-71-5-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: TV Wall Mounts, Black Shelves in Garage, Freezer in Garage

Home shows immaculate & has been very well taken care of. This stunning home in Carriage Lane offers a perfect blend of modern convenience and stylish living. Enjoy paved access all the way to the back shed, complete with RV parking, a deck off the shed, and a landscaped yard with an irrigation system controllable via WiFi. The back deck has been beautifully converted into a sunroom with adjustable windows and screens, providing a serene space to relax. Inside you will love the vaulted ceilings, durable hardwood floors & the nice front room perfect for formal dining or casual sitting room. The modern kitchen features a corner pantry, island with an eating bar, and connects to the living room with cozy gas fireplace. The main floor also includes two bedrooms and a full bath with dual sinks. The master suite is privately located above the garage, offering a spacious retreat with a walk-in closet and an ensuite that includes his-and-hers sinks and a tiled shower with a pebble tile floor. The finished basement boasts high ceilings, two additional large bedrooms, another bathroom, utility room with Maytag washer & dryer plus under stairs storage. The garage is a standout, with epoxy flooring and heating, making it a perfect space for any project. The home is equipped with brand new A/C and a Bluetooth sound system that plays throughout the interior and exterior. This property is an exceptional find and move in ready.