



DON'T GAMBLE WITH YOUR HOME.
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7826 Devonshire Lane
 Rural Grande Prairie No. 1, County of, Alberta

MLS # A2193837



\$819,900

Division:	Carriage Lane Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,249 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Garage Door Opener, Heated Garage		
Lot Size:	0.53 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Garage Heater, A/C Unit, Window Coverings

Welcome to your new elegant, massive, and immaculate home in desired Carriage Lane Estates! This 4 Bed 3.5 Bath Home HAS ALL THE BELLS AND WHISTLES, Including Heated Triple Car Garage, RV Parking, Central Air, Bonus Room, Walk Out Finished Basement, Fenced Yard, And Extend Gravel Driveway all the way to your backyard for extra parking & storage capabilities. Entering your new home you will appreciate the grand tiled entry way with tall ceiling that flows into your open concept Kitchen, Dining, And Living Room. Kitchen boasts an abundance of granite counter space, cabinets, coffee bar, kitchen island and must have WALK THROUGH PANTRY! Dining room allows for table of any shape or size for all occasions, as well as bar stool seating at kitchen island. Living room is the perfect size, and complimented by gas fireplace, just right for our longer winter months. Remainder of main floor consists of half bathroom for guests while visiting and mudroom leading into your garage. Making our way upstairs you will find POPULAR UPSTAIRS LAUNDRY, Bonus Room, Full Bathroom With Dual Sinks, and Three good sized bedrooms including the stunning Master bedroom that hosts a magazine worthy en-suite with tiled shower, soaker tub, his and her sinks and walk in closet. Walkout basement is everyone's favorite and this home has just that, developed into a good sized living room, bedroom, full bathroom and utility/storage room. Backyard is fully fenced, with covered deck, shed for storage, additional gravel parking pad that stretches from the driveway, as well as NO REAR NEIGHBOURS BACKING ONTO A FARMERS FIELD! RV Parking that stretches from the driveway to beside your new home, with sewer hook ups for dumping convenience. Book your viewing of this only TWO OWNER HOME! It is the definition of pride of ownership, and will be sure to

please!