

# \$974,900 - 7626 Devonshire Lane, Rural Grande Prairie No. 1, County of

MLS® #A2188960

**\$974,900**

6 Bedroom, 5.00 Bathroom, 3,150 sqft  
Residential on 0.50 Acres

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

Welcome to your dream home in the sought-after community of Carriage Lane! This stunning 6-bedroom, 4.5-bathroom property is the perfect combination of luxury and functionality. Topped off with a triple car garage, you're looking at your dream home.

The master bedroom is truly a retreat worth seeing in person. It boasts a massive walk-in closet, an oversized standalone bathtub, a huge walk-in shower unlike anything you've seen before, and dual sinks with granite countertops.

This home faces a tranquil pond and backs onto treed green space with no rear neighbours.

The main living space is thoughtfully designed with hardwood floors, modern finishes, built-in shelving, and a cozy gas fireplace. The kitchen is a chef's dream, featuring sleek modern cabinetry, extra-thick granite countertops, an oversized fridge, a gas range, and a massive island with an eating bar. The walk-through pantry provides added convenience, and the dining room opens to a covered cedar deck—perfect for entertaining or unwinding with the family.

The top floor boasts the luxurious master suite,



three additional bedrooms (each with walk-in closets!), two more full bathrooms, a laundry room, and an office/flex-room.

Downstairs is a fully finished walk-out basement built for hosting and relaxation. It includes a massive family room, a full bar with a wine fridge and dishwasher, and access to the large concrete patio complete with a hot tub. The basement also features a guest bedroom and another full bathroom, making it ideal for visitors or extended family. You'll enjoy peaceful living with no rear neighbours and easy access to walking trails, parks, and local amenities.

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2188960    |
| Price          | \$974,900   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,150       |
| Acres          | 0.50        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 7626 Devonshire 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 | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |
| Waterfront     | Pond                   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Beamed Ceilings, Built-in Features, Granite Counters, Kitchen Island, Wet Bar |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Gas Range                  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Family Room, Gas  |
| Has Basement      | Yes   |
| Basement          | Full, Walk-Out  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Private Yard   |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Street Lighting, Gentle Sloping |
| Roof              | Asphalt Shingle   |
| Construction      | Mixed   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 45                 |
| Zoning         | RE                 |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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