

**7702 Devonshire Lane**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2252988**



**\$799,900**

|                  |                                                     |               |                   |
|------------------|-----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Carriage Lane Estates                               |               |                   |
| <b>Type:</b>     | Residential/House                                   |               |                   |
| <b>Style:</b>    | 2 Storey                                            |               |                   |
| <b>Size:</b>     | 2,715 sq.ft.                                        | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 6                                                   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Quad or More Attached                               |               |                   |
| <b>Lot Size:</b> | 0.50 Acre                                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, Creek/River/Stream/Pond, Rectangular Lot |               |                   |

|                    |                                                                                                    |                   |              |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Central, Natural Gas                                                                               | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Laminate, Tile                                                                                     | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                                                                    | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Finished, Full, Suite, Walk-Out To Grade                                                           | <b>LLD:</b>       | 29-71-5-W6   |
| <b>Exterior:</b>   | Mixed                                                                                              | <b>Zoning:</b>    | RE           |
| <b>Foundation:</b> | Poured Concrete                                                                                    | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Double Vanity, Granite Counters, Kitchen Island, See Remarks, Separate Entrance, Walk-In Closet(s) |                   |              |

**Inclusions:** N/A

This luxury home is located in the prestigious neighborhood of CARRIAGE LANE ESTATES, only a five-minute drive from the city of Grande Prairie. It features a total of 6 bedrooms, an office, and 3.5 bathrooms, blending high-end finishes with spacious living areas. The main level features a large gourmet kitchen with stainless steel appliances, a bright living room with a fireplace, a two-piece bathroom, and a private office near the front entrance of the home. The second level includes a bonus room and a bedroom. The top level features a convenient laundry room, 3 spacious bedrooms, including a primary suite with a fireplace, private balcony, and a spa-like en suite bathroom with dual sinks, a separate shower, and an entirely separate room with a stand-alone soaker tub. The fully finished BASEMENT SUITE includes two bedrooms, a full kitchen, a bathroom, a separate laundry, and a private patio with its own entrance. This home is perfect for families seeking luxury, comfort, and the potential of rental income. Other features include central air conditioning, rough-in for in-floor heat, and a garage with two double overhead doors plus an additional single overhead door, which allows you to drive through the garage to the back of the property. This home backs out to trees and has no rear neighbours, providing plenty of privacy. It's a truly unique home!