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7625 Belgrave Road  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2291400



**\$749,900**

<b>Division:</b>	Carriage Lane Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modified Bi-Level		
<b>Size:</b>	2,484 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Hardwood, Tile

**Sewer:** Holding Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** 29-71-5-W6

**Exterior:** Vinyl Siding

**Zoning:** RE

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bookcases, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting

**Inclusions:** N/A

Situated on a half-acre lot in Carriage Lane Estates, this 2,484 sq. ft. modified bi-level offers the space of acreage living with the benefit of lower county taxes. The main floor features an open layout with a two-story great room, gas fireplace, and a kitchen equipped with granite countertops, a large island, and a walk-in pantry. The master suite is located on the main level and includes a tiled shower, jetted tub, and dual walk-in closets. Above the triple heated garage, you'll find two additional bedrooms, both featuring their own walk-in closets and private 4-piece en-suites. With stone exterior accents, main-floor laundry, and a three-car garage, this home provides a practical yet high-end setup inside and out.