

# \$799,000 - 7925 Westminster Way, Rural Grande Prairie No. 1, County of

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MLS® #A2232638

**\$799,000**

4 Bedroom, 3.00 Bathroom, 1,859 sqft  
Residential on 0.53 Acres

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

Welcome to this impeccably maintained custom built home- offering elegance, comfort, and functionality in every detail. From the vaulted ceilings and cozy gas fireplace in the living room to the wall of windows overlooking the meticulously landscaped backyard, this home is designed to impress.

The chef's kitchen features top-of-the-line appliances, including a built-in gas stove, and a massive granite island perfect for entertaining. Main floor laundry includes a sink, custom cabinetry, and a convenient folding counter.

The spacious master retreat has a two-sided fireplace, a large ensuite with a jetted tub, slate and marble walk-in shower with full body jets, and a walk-in closet complete with a custom organizer system.

The oversized double car garage is heated, and measures 28' x 30' with two 10' x 10' overhead doors, floor drain, and abundant built-in storage.

Downstairs, enjoy a soundproof theater room with projector, screen, built-in speakers, and electric reclining leather seating. The basement also features a wet bar, second gas fireplace, games area, fitness room, two bedrooms, and a full bathroom.



Utility room includes two oversized hot water tanks, a new Lennox furnace, Kinetico water softener, and ample storage.

The park-like backyard is a true oasis with mature trees, full irrigation system, and a covered deck equipped with built-in BBQ, stovetop, and fridgeâ€”perfect for outdoor entertaining. Includes a well-maintained riding lawn mower (48" deck, 2009).

This home must be seen to be fully appreciated. Schedule your private tour today!

Built in 2006

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2232638    |
| Price          | \$799,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,859       |
| Acres          | 0.53        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 7925 Westminster Way                  |
| 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 | 8                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Ceiling Fan(s), Closet Organizers, Double Vanity   |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 3   |
| Fireplaces        | Basement, Bedroom, Gas, Living Room   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Built-in Barbecue, Fire Pit, Misting System |
| Lot Description   | Corner Lot, Landscaped, Treed, Underground Sprinklers     |
| Roof              | Asphalt Shingle   |
| Construction      | Cedar, Composite Siding                                   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 12              |
| Zoning         | RE              |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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