

# \$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
Zoning	RE

## Listing Details

Listing Office	Royal LePage - The Realty Group
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