



**GRASSROOTS**  
REALTY GROUP

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10718 125 Avenue  
Grande Prairie, Alberta

MLS # A2216679



**\$439,900**

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,150 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot		

Heating:	Floor Furnace, Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	ICF Block	Utilities:	-

**Features:** Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** fridge, stove, dishwasher, washer, dryer, GDO

Fully developed Bi-Level located in the Royal Oaks subdivision. This 4-bedroom, 3-bathroom home is located on a quiet street, yet close to all shopping amenities, schools, the new hospital, walking trails around the pond, and daycares. Upstairs you will find a gas fireplace in the living room, vaulted ceiling, a generously sized kitchen with a big island, maple cabinets, and access to the landscaped and fenced backyard with easement behind. There are 3 bedrooms up, including the large master bedroom, which is complete with a walk-in closet and full ensuite. Downstairs is fully developed with a bedroom, bathroom, large family room with area set up for a bar, and huge storage room. The laundry room is just off the basement with another storage area and a door leading into the double garage making it possible to suite this property.