



GRASSROOTS
REALTY GROUP

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10730 125 Avenue
Grande Prairie, Alberta

MLS # A2224669



\$434,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,241 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fire Pit, All Furniture Negotiable

Tucked along the back of a quiet street in Royal Oaks with only one direct neighbor, this fully developed, CUSTOM-BUILT BUNGALOW is ready for new owners and sure to impress from the moment you approach! Walking into the home you are greeted by an open entry way just off of the main living room, with an abundance of natural light, original hardwood flooring and direct access to the kitchen/dining area. Kitchen comes complete with maple cabinets, loads of counter space and a convenient corner pantry! Main floor also plays host to 2 bedrooms, including the spacious primary with a full 4pc ensuite + walk-in closet, as well as a full 4pc main bathroom. The full basement has new vinyl plank flooring through, featuring a 3rd bedroom with in-law suite and garage entry to supplement your mortgage or keep the family close, along with a wide open living space + recreation area, another full 4pc bathroom and laundry/storage. Keep your vehicle warm in the winter with ample room to store the toys beside it in the HEATED 24 x 24 garage, and enjoy summer evenings in the massive back yard complete with a sitting area + fire pit. This one won't last long, call your REALTOR® of choice and book your tour today!