



**GRASSROOTS**  
REALTY GROUP

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10405 121 Avenue  
Grande Prairie, Alberta

MLS # A2226615



**\$459,000**

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,218 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: n/a

Beautiful Home in Desirable Royal Oaks Welcome to this stunning 5-bedroom, 3-bathroom home located in the sought-after community of Royal Oaks. Enjoy the spacious, open-concept layout filled with natural light. The kitchen features classic oak cabinets, a functional island, and modern appliances &mdash; the stove and dishwasher are just 1 year old. Fresh paint brightens the upstairs, while the roof is only 2 years old, offering peace of mind for years to come. The fully developed basement includes 2 bedrooms, a full bathroom, and a large recreation room, perfect for entertaining or family gatherings. Step outside to a beautifully landscaped backyard featuring a large two-tiered deck and raised garden beds &mdash; ideal for relaxing or hosting summer BBQs. The double attached heated garage adds both convenience and comfort. This move-in ready home is waiting for its new owners. Don't miss your chance to live in one of the area's most desirable neighbourhoods!