



GRASSROOTS
REALTY GROUP

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10721 125 Avenue
Grande Prairie, Alberta

MLS # A2232925



\$439,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,305 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, See Remarks, Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Control, shed, AC, electric garage heater

Immaculate & stunning home located on a quiet side street backing onto easement with large South facing deck! This beautifully maintained and thoughtfully upgraded 4-bedroom, 3-bathroom home offers a perfect blend of comfort, style, and functionality. The main floor boasts a fresh and modern aesthetic, featuring upgraded hardwood flooring throughout, wainscoting accents, and a bright white kitchen with ample cabinetry, pantry storage, and recently upgraded stainless steel appliances. The spacious dining area opens onto a large recently redone south-facing deck—ideal for entertaining—complete with built in seating and additional storage space underneath. The primary bedroom is conveniently located on the main floor and includes a private 3-piece ensuite. Two additional generously sized bedrooms are located upstairs over the garage, providing privacy and flexibility for family or guests with 2nd full bath. The fully finished basement offers a large tiled split entry with direct access from the heated garage leading to laundry room, utility and storage areas plus a fourth bedroom, 3rd full bath and an expansive family room complete with built-in speaker system. Additional highlights include central air conditioning, extended concrete driveway and sidewalk along the side of the home, & a fully fenced and landscaped South facing backyard with rear easement. Fantastic location near walking trails and parks, close to great schools, the college, hospital, and all major amenities. This is a rare opportunity to own a move-in-ready home in an established and sought-after neighborhood—truly a must-see!