



GRASSROOTS
REALTY GROUP

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10425 130 Avenue
Grande Prairie, Alberta

MLS # A2236824



\$514,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,778 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: N/A

Corner Lot.....Stunning Finishes.....Steps from multiple schools, parks & amenities....WELCOME TO ROYAL OAKS! This gorgeous 2-storey plan will have you impressed from the very first look as you will notice the MASSIVE CORNER LOT featuring RV PARKING. As you begin your tour notice the warm tones of the VINYL PLANK FLOORING throughout the main floor. Explore your OPEN CONCEPT LIVING ROOM & KITCHEN featuring a COZY GAS FIREPLACE, FORMAL DINING SPACE leading to the COMPOSITE DECK....and wait until you see THIS KITCHEN. A SPRAWLING QUARTZ ISLAND, WHITE CABINETRY, COFFEE STATION, WALK IN PANTRY WITH BUILT IN SHELVING & ELEGANT APPLIANCES. Completing the main floor is the conveniently located MAIN FLOOR LAUNDRY ROOM, boot room with access to the OVERSIZED DOUBLE HEATED GARAGE, & 2 piece main floor bathroom. As you make your way upstairs you are welcomed by an elegantly appointed 4-PIECE BATHROOM, 2 GENEROUS BEDROOMS, and a PRIMARY BEDROOM SUITE that will feel like an oasis with A SIZABLE OPEN CONCEPT WALK IN CLOSET, 5 PIECE ENSUITE & VAST LIVING SPACE with plenty of room for your bed and additional cabinetry & storage. This home is MODERN, WITH EXTENSIVE FEATURES & A FANTASTIC LOCATION! WELCOME TO ROYAL OAKS....WELCOME HOME!