



**GRASSROOTS**  
REALTY GROUP

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**10613 119 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2239851**



**\$459,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Suite
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Storage, Sump Pump(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** Dishwasher x 1, Washer x 1, Dryer x 1, Electric Stove x 2, Refrigerator x 2, microwave x 2, garage door opener x 1, Hot tub as is where is. Gazebo as is where is. Main-level primary bedroom includes built-in bed as-is where is.

Welcome to this beautifully updated 5 bedroom, 3 bathroom bi-level home located in the desirable community of Royal Oaks! From the moment you arrive, you'll appreciate the charm of this inviting property. The home features numerous updates, including a stunning new white kitchen with modern tile backsplash and dining flooring, stylish light fixtures, upgraded door hardware, and newer shingles done 4 years ago. Freshly painted main floor and whole house professionally cleaned. Double car attached garage with shelving. Large windows throughout fill the home with natural light, creating a bright, welcoming atmosphere while helping reduce energy costs. The main floor offers a functional spacious kitchen with dinning space, living area, a spacious primary bedroom featuring a 3-piece ensuite and walk-in closet, plus two generously sized bedrooms and a full 3-piece bathroom. Brand new electric stove (22July,2025) upstairs. The fully finished basement provides excellent flexibility&mdash;perfect for extended family, guests, or income potential with a secondary suite setup for Airbnb use. It includes a spacious family room, two bedrooms, a modern 3-piece bathroom, a full kitchen with newer appliances, and shared laundry. Enjoy outdoor living with no rear neighbors, a sunny south-facing backyard, mature landscaping, a large deck, and a gazebo&mdash;ideal for relaxing or entertaining. Located across from a park and playground, and just minutes from schools, shopping and amenities, this home checks all the boxes. Ideal for families or those seeking extra space with the bonus of a full suite&mdash;this opportunity won't last long. Schedule your showing today!