



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**10653 Royal Oaks Drive
Grande Prairie, Alberta**

MLS # A2252493



\$414,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,156 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Inviting bi-level home in Royal Oaks! This bright and spacious property offers an open floorplan with vaulted ceilings in the living room and kitchen. The kitchen features maple cabinets, a center island, and a pantry, while the living room is highlighted by a cozy gas fireplace. Upstairs, you'll find 3 bedrooms and 2 full bathrooms, including a primary suite with a walk-in closet and ensuite. All of upstairs has been freshly painted, and the bedrooms feature new carpets for a modern, move-in ready feel. The partially finished basement offers additional living space with a large rec room and an oversized bedroom. Updates include new 50-year shingles installed just 5 years ago. The backyard is fully landscaped and fenced, backing onto an easement for added privacy. Conveniently located close to schools, shopping, and other amenities.