



GRASSROOTS
REALTY GROUP

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10429 122 Avenue
Grande Prairie, Alberta

MLS # A2253363



\$469,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,289 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Sump Pump(s), Tankless Hot Water		

Inclusions: Garage heater

Updated Inside & Out — Move-In Ready! If you're looking for space, style, and functionality, this 4-bedroom, 3-bathroom home with a versatile flex room has it all. Recent updates include a brand-new roof, furnace, hot water on demand system, central air conditioning, fresh paint throughout, new fence, new blinds, and new fridge & stove—giving you peace of mind and modern comfort at every turn. Plus, enjoy the convenience of a heated garage for year-round comfort. Step inside to vaulted ceilings and a large picture window that fill the open-concept living area with natural light. The kitchen is designed for both everyday living and entertaining, featuring a corner walk-in pantry, stainless steel appliances, a tile backsplash, and an extended island with double sink and eating bar. The primary suite enjoys its own private level, complete with a walk-in closet and 3-piece ensuite. The main floor also includes two additional bedrooms, a full bathroom, and a bright, spacious living room. The fully developed basement expands your living space with a huge family room, an additional bedroom, another full bathroom, and a large laundry room with bonus storage. The flex room offers endless possibilities—perfect as a home office, gym, playroom, or hobby space. Step outside to a fully landscaped backyard designed for entertaining, featuring a great deck space and a brand-new fence for privacy. With so many upgrades already done, this home is truly move-in ready. Don't miss your chance—book your showing today!