



**GRASSROOTS**  
REALTY GROUP

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**10538 Royal Oaks Drive  
Grande Prairie, Alberta**

**MLS # A2255688**



**\$430,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,005 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Land		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Other
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Vaulted Ceiling(s), Vinyl Windows

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

**Inclusions:** Basement couch and chair, all window coverings, water barrel, china cabinet, basement bedroom suite, master bedroom bed (dresser, 2 nightstands).

Prestigious & Immaculate 4-Bedroom Home in Royal Oaks. Welcome to this beautifully maintained bi-level home in the desirable Royal Oaks community. Perfectly suited for first-time buyers or growing families, this residence offers comfort, style, and peace of mind with numerous recent updates. The main level offers a spacious primary bedroom with convenient pocket-door access to the main bathroom, a second well-sized bedroom, and a bright south-facing living room featuring hardwood flooring. The large kitchen, complete with oak cabinetry, a pantry, and custom blinds throughout the home creates a truly move-in-ready experience. The fully finished basement provides two additional large bedrooms, a full bathroom, and a cozy family room with a gas fireplace—the perfect retreat for family nights or entertaining guests. A generous laundry room completes this level, offering both functionality and storage. This home has been meticulously cared for, with updates including shingles (2019), furnace (2019), doors (2018), windows (2022/2024), and has a battery backup for the sump pump for added peace of mind. Step into the beautifully landscaped yard, featuring lush grass that feels like carpet, perennial flower beds, and a dedicated garden area ready for next year’s planting. Relax and unwind on the private back deck, a quiet escape after a busy day. There is also convenient storage under the deck for yard and garden equipment. The heated double car garage is exceptionally clean and well kept, offering both convenience and comfort year-round. The property is ideally located within walking distance to schools, parks, playgrounds, and shopping, this property is truly the complete package. Don’t miss this rare opportunity to own one of the best-kept homes in this price range. Call your favorite REALTOR® today to schedule your private

showing&mdash;this gem won&rsquo;t last long!