



GRASSROOTS
REALTY GROUP

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10606 119A Avenue
Grande Prairie, Alberta

MLS # A2258373



\$449,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,446 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Corner Lot, Cul-De-Sac, Front Yard, Fenced		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone, Sewer, Water
Features:	Central Vacuum, High Ceilings, Kitchen Island, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Experience a modern family living at its finest in this beautiful two-story home in Royal Oaks, one of the most desirable communities of Grande Prairie. This property is within a walking distance to daycare, 2 primary schools (K-8) & 2 high schools (G9-12), AND the new hospital. Located in a quiet cul de sac just across from a large playground and a greenspace that offers picnic space and turns into a fantastic hockey ring in winter months makes this house an ideal choice for a place to call home. Inside, you will enjoy plenty of living and entertaining space spreading from the main floor through the basement all the way to a 2-tiered deck and large pie shaped backyard. The main floor has a functional layout with a living area featuring vaulted ceiling and large windows that allow abundance of natural light. White kitchen gives you plenty of counter space, storage, an island and a spacious pantry. The formal dining space has large windows, beautiful hardwood floors and overlooks the backyard which is ideal for a morning coffee, evening wine/beer, BBQ season or simply relaxing evening by fire pit. For those that enjoy gardening opportunities are unlimited with already established raised planters and plenty of fruit trees. Moving back inside, you will notice an in-law suite with its own kitchen, laundry and a spacious second family room with its cozy gas fireplace. Two (2) additional bedrooms and a full size bathroom completes the basement and gives this area a great potential to offset the mortgage. Last but not least is a heated double garage with a floor drain. Call right away and be the first one to have an opportunity to own this gem.