



**GRASSROOTS**  
REALTY GROUP

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**10633 124 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2274828**



**\$499,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,790 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cleared, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener + Remotes, Garage Heater, A/C Unit, Shed		

WELCOME TO YOUR NEW BEAUTIFULLY DESIGNED AND WELL MAINTAINED HOME IN ROYAL OAKS SITUATED ACROSS FROM A PARK!!! This stunning 5-bedroom, 3.5-bath two-storey is sure to impress the moment you step inside. The 1,790 sqft thoughtfully planned living space, the main floor features soaring 16-ft ceilings, rich hardwood floors, and a bright, open layout. A dedicated office sits near the front, while the inviting living area offers a cozy gas fireplace and flows effortlessly into a spacious dining area. The gorgeous kitchen showcases crisp white cabinetry paired with striking black countertops, a large island perfect for casual meals, and patio doors that lead to a deck equipped with a natural gas hook-up. A generous walk-in boot room and a convenient half bath complete the main level. Upstairs, you'll find a relaxing primary suite featuring a luxurious ensuite and walk-in closet, along with two well-sized bedrooms and a full bathroom. The basement offers warm, comfortable living thanks to subflooring, and includes a den or finished storage room, two additional large bedrooms, another full bathroom, and a combined laundry/storage space. Outside, the south facing backyard is designed for both comfort and convenience. The pergola provides charm and added privacy, perfect for a future hot tub or a cozy outdoor lounge area. A large shed offers plenty of space to store lawn equipment and more, while the dedicated firepit area makes entertaining easy. The fully finished, heated garage comes equipped with epoxy floors and hot/cold taps, and the property includes RV parking with a double pull-through gate leading directly into the yard. The home also offers central A/C, and the shingles were newly replaced in 2023! Situated on a quiet street across from a park and just minutes from three schools and the new hospital, this

home truly has it all. Don't miss your chance, book your showing today!