



GRASSROOTS
REALTY GROUP

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10441 128 Avenue
Grande Prairie, Alberta

MLS # A2284674



\$499,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,214 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: fridge, stove, dishwasher, washer, dryer, blinds, curtain rods

This home shows like new and has been very well cared for. It is nicely finished from top to bottom and offers 4 bedrooms and 3 full bathrooms. The extra home features include a large storage room, central air conditioning, a garage heater, RV parking and a lake-facing front yard with no rear neighbors. The upstairs features an open layout with a beautiful kitchen and island. The primary bedroom includes a walk-in closet and a private ensuite bathroom. The fully finished basement offers a bedroom, a storage room (which could also be used as a bedroom), a living area, and a full bathroom. The private backyard is fully landscaped and includes a deck, fence, and stamped concrete pad. The front yard faces the lake and offers a spacious driveway with plenty of parking. Located on the north side of Grande Prairie, this home is close to shopping, two schools, and the new hospital, among other amenities. Come see it for yourself. Turn the key, move in, and enjoy this hard-to-find home. Possession is available for early June. There is a different dry bar being installed than is shown in the pictures.