



**10486 131 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2301293**

**\$549,900**



<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bungalow		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

**Heating:** High Efficiency

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** N/A

Great Up/Down Duplex located in Royal Oaks!!! There are 3 bedrooms & 1 bathroom on the upper level and 2 bedrooms & 1 bathroom on the lower level. Each unit is very well-maintained and open concept. There is Vinyl plank flooring throughout each unit. Dark-stained cabinets and stainless steel appliances. Each unit has its own laundry. Attached single car garage for each unit. Close to schools, shopping and walking trails. Don't miss out!! Book your showing today!!!