



GRASSROOTS
REALTY GROUP

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10606 128 Avenue
Grande Prairie, Alberta

MLS # A2141791



\$439,500

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,658 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Coat Hanger in Garage included		

Priced Reduced!!!! Now \$439500 Prime Location in Royal Oaks! This beautifully maintained 2-storey home offers 1700 sqft of living space and is conveniently close to schools, shopping centers, and amenities. The main level features an inviting entryway, open-concept kitchen with granite countertops, dining area, living room, guest powder room, and laundry. Upstairs, enjoy a second living/Bonus room, three bedrooms including a master ensuite, and an additional full bath. The fully developed basement includes a versatile third living room/studio/theatre room, spacious bedroom, and full bath. Outside, you'll find a fully fenced yard, step-down deck, and landscaped backyard with a mini garden. Recent updates include a new stove, dishwasher, washer, and dryer (2023) and new flooring (2022). Schedule your viewing today—this property won’t last long!