



**10409 121 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2161491**



**\$419,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,264 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

**Heating:** Forced Air, Natural Gas, Wood Stove

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** Residential

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings, Pantry, Sump Pump(s), Vaulted Ceiling(s)

**Inclusions:** n/a

Welcome to this beautiful, fully finished home that boasts an impressive entryway with elegant columns and arches. A spacious pie-shaped lot, in a quiet cul-de-sac in Royal Oaks. Main floor: Spacious kitchen with views of the meticulously maintained yard. Cozy Living Room, perfect for relaxation and family gatherings. Three Generously Sized Bedrooms Downstairs you will find a Large Family Room featuring a wood-burning stove, perfect for those cozy winter nights. Two Additional Bedrooms great for guests or a growing family and a Full Bathroom Also has a Laundry Room and an office space. Outside you will find a beautifully landscaped yard featuring a lush lawn and a cozy fire pit.. A two-tiered Deck which is partially covered, ideal for outdoor entertaining, with easy access to the beautiful backyard. A Double Attached Heated Garage: Includes a bonus sink and toilet, adding convenience and value. This home is perfect for those seeking space, privacy, and comfort in a great neighbourhood. . Call your favourite realtor today to schedule a showing and see all that this property has to offer!