



**10422 128 Avenue SE
Grande Prairie, Alberta**

MLS # A2169008



\$549,700

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,194 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Lawn, Low Maintenance Landscape, Landscaped, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	Radiant Garage Heater		

Experience a modern family living at its finest in this stunning two-story home in Royal Oaks, one of the most desirable communities of Grande Prairie. This property offers just under 2200 sq feet of living space and a HEATED double garage with high ceilings for additional storage or an exciting climbing wall...aha! Here is an idea to tackle winter boredom:) From the very first step you will admire the grand entrance with 18ft ceilings that gives plenty of daylight, lovely updated floor tile from hallway all the way to the kitchen, plenty of cabinets, pristine white countertops on the kitchen island and surfaces and absolutely HUGE walk-through pantry! Dining area is spacious and overlooks the backyard & deck. Living area shows off premium hand scraped hardwood with a cozy gas fireplace that will make upcoming winter months this much nicer. The main floor is completed by a functional powder room which is all you need to host and entertain friends and family. This property offers 5 generous bedrooms, 4 of them upstairs which is absolutely perfect for a family with kids and occasional visitors or a teenager wanting their own space in the basement. Don't forget a bonus room, perfect for game, crafts or movie nights. Main bath with his and hers vanities, plus a top-end 5 pc ensuite with gorgeous tilework everywhere. Primarily ensuite is absolutely massive, has his and hers closets plus a very generous ensuite bathroom. Few storage cabinets and a laundry room complete the upper floor. Moving on to the basement, you get additional family space and the already mentioned guest room with spacious closet and full-size bathroom (4pc), storage underneath the stairs, spacious utility room with additional storage. Now, you will surely be impressed by the high ceiling insulated 24x22 garage with hot and cold taps, 220 hook up, floor drain, epoxy floor and 40,000BTU max radiant heater

that's professionally installed, now this can be a perfect gym set up with the already mentioned climbing wall :) This house is very low maintenance and super practical outside as well. Enjoy sunsets in a shade of few mature trees while sitting on your durable composite deck with ample amount of storage underneath. Fire pit and leveled sand box can be a nice spot for your kids' play zone or a perfect setup for a swimming pool or a hot tub. The whole backyard is landscaped with grass and gravel - this part in particular could be easily turned into a dog run. Call right away and be the first one to have an opportunity to own this gem.