



10505 119 Avenue
Grande Prairie, Alberta

MLS # A2180255



\$389,900

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Royal Oaks | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,088 sq.ft. | Age: | 2002 (22 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Greenbelt | | |

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|--------------------|------------------------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas, Wood Stove | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Jetted Tub, Laminate Counters, No Smoking Home | | |

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Harage Heater, GDO & Remotes

Immaculate 4-Bedroom Bi-Level in Sought-After Royal Oaks Welcome to this beautifully maintained 1,138 sq ft bi-level home, perfectly situated in the highly desired neighborhood of Royal Oaks on Grande Prairie's northwest side. With its thoughtful layout, modern amenities, and exceptional outdoor space, this property is a perfect fit for families or those who love to entertain. Interior Features Upper Level: 2 spacious bedrooms 1 large 4-piece bathroom A bright, open-concept kitchen featuring stainless steel appliances and solid wood cabinets Generous living and dining areas designed for comfortable living Lower Level: 2 additional bedrooms A 3-piece bathroom A cozy family room with a wood-burning fireplace, perfect for relaxing evenings Cold storage room for added convenience Exterior Highlights Garage: Double attached garage with forced-air heater Hot and cold water taps, 220 amp power, and floor drains for easy cleaning and functionality Yard: Landscaped backyard with lush grass, a patio stone area for entertaining, and low-maintenance vinyl fencing Large driveway with exposed aggregate sidewalk leading to a welcoming front entrance Additional Benefits This home offers privacy with only one neighbor to the east, adding to its serene location. The bi-level design provides an open, airy feel on both levels, perfect for families of all sizes. This well-cared-for property is move-in ready and waiting for its next owner. Don't miss your chance to live in one of Grande Prairie's most sought-after neighborhoods! Contact us today to book your private showing.