



**10658 Royal Oaks Drive  
Grande Prairie, Alberta**

**MLS # A2203674**



**\$410,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	35-71-6-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Draperis & Rods, TV in Bedroom, 10x10 Shed,

Welcome to this TURN-KEY, MINT CONDITION bi-level located in the desirable Royal Oaks neighbourhood. Whether you're searching for the perfect starter home or a smart investment property, this home checks all the boxes with its FULLY FINISHED layout and modern upgrades. 972 sq ft featuring 4 bedrooms and 2 baths with a thoughtfully designed floor plan that maximizes space and comfort. Step into the bright and inviting main level, where a vaulted ceiling enhances the openness of the living and kitchen areas. The cozy living room is perfect for relaxing, while the adjacent kitchen offers ample cupboard space with a new tile backsplash, stainless steel appliances, pantry, and a dinette area that opens onto the rear deck &mdash; ideal for enjoying summer evenings or hosting BBQs. Spacious master suite can accommodate a king-sized bed and includes a 4-pc ensuite that conveniently connects to the hallway, plus a nearby spare bedroom that completes the main floor. Developed basement boasts a large family room, two large bedrooms, 3-pc bath with a shower, laundry/utility room and enclosed area under the stairs for additional storage. Dbl attached HEATED garage is finished and equipped with a workbench, cabinets, and floor covering, and if you're a Harley enthusiast, you'll love the themed design! The wide driveway provides parking for three, making it convenient for family and guests. This home is truly MOVE-IN READY, with brand-NEW LAMINATE FLOORING and FRESH PAINT throughout the main level and basement, along with NEW 25-YEAR SHINGLES that offer long-lasting peace of mind. Yard is landscaped and includes a 10x10 shed to store all your essentials with a greenspace alley behind providing some distance from neighboring homes. Just steps from the nearby park/playground, and minutes from several schools, the

new hospital and the college, this property offers exceptional convenience and easy access to all the amenities. This gem won't last long &ndash; call today to schedule your viewing! (Furnishings negotiable)