



**GRASSROOTS**  
REALTY GROUP

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**10405 121 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2226615**



**\$459,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oaks                       |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bi-Level                         |               |                   |
| <b>Size:</b>     | 1,218 sq.ft.                     | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                        |               |                   |
| <b>Lot Feat:</b> | Pie Shaped Lot                   |               |                   |

|                    |                     |                   |             |
|--------------------|---------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air          | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Laminate, Tile      | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle     | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Finished, Full      | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Brick, Vinyl Siding | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Poured Concrete     | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Kitchen Island      |                   |             |

**Inclusions:** n/a

Beautiful Home in Desirable Royal Oaks Welcome to this stunning 5-bedroom, 3-bathroom home located in the sought-after community of Royal Oaks. Enjoy the spacious, open-concept layout filled with natural light. The kitchen features classic oak cabinets, a functional island, and modern appliances – the stove and dishwasher are just 1 year old. Fresh paint brightens the upstairs, while the roof is only 2 years old, offering peace of mind for years to come. The fully developed basement includes 2 bedrooms, a full bathroom, and a large recreation room, perfect for entertaining or family gatherings. Step outside to a beautifully landscaped backyard featuring a large two-tiered deck and raised garden beds – ideal for relaxing or hosting summer BBQs. The double attached heated garage adds both convenience and comfort. This move-in ready home is waiting for its new owners. Don't miss your chance to live in one of the area's most desirable neighbourhoods!