



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**10721 125 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2232925**



**\$439,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, Open Floorplan, See Remarks, Storage		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Control, shed, AC, electric garage heater

Immaculate & stunning home located on a quiet side street backing onto easement with large South facing deck! This beautifully maintained and thoughtfully upgraded 4-bedroom, 3-bathroom home offers a perfect blend of comfort, style, and functionality. The main floor boasts a fresh and modern aesthetic, featuring upgraded hardwood flooring throughout, wainscoting accents, and a bright white kitchen with ample cabinetry, pantry storage, and recently upgraded stainless steel appliances. The spacious dining area opens onto a large recently redone south-facing deck—ideal for entertaining—complete with built in seating and additional storage space underneath. The primary bedroom is conveniently located on the main floor and includes a private 3-piece ensuite. Two additional generously sized bedrooms are located upstairs over the garage, providing privacy and flexibility for family or guests with 2nd full bath. The fully finished basement offers a large tiled split entry with direct access from the heated garage leading to laundry room, utility and storage areas plus a fourth bedroom, 3rd full bath and an expansive family room complete with built-in speaker system. Additional highlights include central air conditioning, extended concrete driveway and sidewalk along the side of the home, & a fully fenced and landscaped South facing backyard with rear easement. Fantastic location near walking trails and parks, close to great schools, the college, hospital, and all major amenities. This is a rare opportunity to own a move-in-ready home in an established and sought-after neighborhood—truly a must-see!