



GRASSROOTS
REALTY GROUP

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10613 119 Avenue
Grande Prairie, Alberta

MLS # A2239851



\$449,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,229 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Sump Pump(s)		

Inclusions: Dishwasher x 1, Washer x 1, Dryer x 1, Electric Stove x 2, Refrigerator x 2, microwave x 2, garage door opener x 1, Hot tub as is where is. Gazebo as is where is. Main-level primary bedroom includes built-in bed as-is where is.

Welcome to this beautifully updated 5 bedroom, 3 bathroom bi-level home located in the desirable community of Royal Oaks! From the moment you arrive, you'll appreciate the charm of this inviting property. The home features numerous updates, including a stunning new white kitchen with modern tile backsplash and dining flooring, stylish light fixtures, upgraded door hardware, and newer shingles done 4 years ago. Freshly painted main floor and whole house professionally cleaned. Double car attached garage with shelving. Large windows throughout fill the home with natural light, creating a bright, welcoming atmosphere while helping reduce energy costs. The main floor offers a functional spacious kitchen with dinning space, living area, a spacious primary bedroom featuring a 3-piece ensuite and walk-in closet, plus two generously sized bedrooms and a full 3-piece bathroom. Brand new electric stove (22July,2025) upstairs. The fully finished basement provides excellent flexibility—perfect for extended family, guests, or income potential with a secondary suite setup for Airbnb use. It includes a spacious family room, two bedrooms, a modern 3-piece bathroom, a full kitchen with newer appliances, and shared laundry. Enjoy outdoor living with no rear neighbors, a sunny south-facing backyard, mature landscaping, a large deck, and a gazebo—ideal for relaxing or entertaining. Located across from a park and playground, and just minutes from schools, shopping and amenities, this home checks all the boxes. Ideal for families or those seeking extra space with the bonus of a full suite—this opportunity won't last long. Schedule your showing today!