



**10441 128 Avenue  
Grande Prairie, Alberta**

**MLS # A2284674**

**\$499,900**



<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, blinds, curtain rods

This home shows like new and has been very well cared for. It is nicely finished from top to bottom and offers 4 bedrooms and 3 full bathrooms. The extra home features include a large storage room, central air conditioning, a garage heater, RV parking and a lake-facing front yard with no rear neighbors. The upstairs features an open layout with a beautiful kitchen and island. The primary bedroom includes a walk-in closet and a private ensuite bathroom. The fully finished basement offers a bedroom, a storage room (which could also be used as a bedroom), a living area, and a full bathroom. The private backyard is fully landscaped and includes a deck, fence, and stamped concrete pad. The front yard faces the lake and offers a spacious driveway with plenty of parking. Located on the north side of Grande Prairie, this home is close to shopping, two schools, and the new hospital, among other amenities. Come see it for yourself. Turn the key, move in, and enjoy this hard-to-find home. Possession is available for early June. There is a different dry bar being installed than is shown in the pictures.