



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10660 125 Avenue
Grande Prairie, Alberta

MLS # A2304189



\$469,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,333 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Off Street, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Call Seller Directly

Click brochure link for more details** Well-kept and fully developed 5-bedroom home in Royal Oaks with a bright, open layout and vaulted ceilings. The primary bedroom is set on its own level for added privacy and includes a walk-in closet and full ensuite. The lower level is open to the main floor and features two additional bedrooms, a full bathroom, a dedicated laundry room, and a spacious rec room with a gas fireplace. Outside, the yard is fully fenced and landscaped with a deck that includes a natural gas hookup, a firepit area, multiple garden boxes and a heated garage. The property has been consistently maintained and is located close to multiple schools, Northwestern Polytechnic, the hospital, parks, and walking trails.