



10457 Royal Oaks Drive  
Grande Prairie, Alberta

MLS # A2305973



**\$464,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Welcome to this beautifully maintained modified bi-level located in the sought-after community of Royal Oaks, directly across from the school( Roy Bickel Public School) and close to parks, shopping, and everyday amenities. Offering 3 bedrooms + Den , 3 full bathrooms, and a fully developed layout, this home is ideal for families looking for space, comfort, and a fantastic location. Step inside to a bright and spacious front entry with soaring vaulted ceilings and plenty of natural light. The open-concept main floor offers a warm and functional design, perfect for both daily living and entertaining. The kitchen is a standout feature with maple cabinetry, tiled flooring, stainless steel appliances, pantry, and a large island with eating bar. Recent updates include a new refrigerator (2025), new stove (2025), and new microwave hood fan (April 2026). The dining area leads to a covered deck and fenced backyard, making outdoor gatherings easy and enjoyable. The living room feels bright and inviting with large windows and vaulted ceilings, creating a spacious atmosphere throughout the main level. One good-sized bedroom, Den and a full bathroom complete the main floor. Privately located above the garage, the primary bedroom offers a relaxing retreat with a walk-in closet and 4-piece ensuite featuring a jacuzzi tub. The fully finished basement includes a large family room with cozy gas fireplace, another bedroom, full bathroom, laundry area, and plenty of extra living space. Basement carpet was replaced in 2023. Additional upgrades include a new hot water tank (2025), central air conditioning, and a heated double garage for year-round comfort. Backing onto an easement, the fenced yard offers added privacy and room for kids or pets to enjoy. This move-in ready Royal Oaks home has the space, updates, and location you've been waiting for. Book your showing today!