



**10628 119A Avenue
Grande Prairie, Alberta**

MLS # A2314469



\$589,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,452 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Dry Bar, High Ceilings, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Fridge, stove, dishwasher, microwave range hood, washer, dryer

Located in the desirable community of Royal Oaks, this beautifully updated four-level split sits on a quiet crescent directly across from a park, offering a family-friendly setting with plenty of space for kids to play. With stunning curb appeal, mature landscaping, and numerous updates throughout, this home is sure to impress. Inside features an open-concept living and formal dining area with updated flooring, beautiful wainscoting, and custom wall details throughout. The updated kitchen flows into a stunning three-season sunroom addition complete with a gas fireplace and access to the large deck and hot tub area. Upstairs offers three spacious bedrooms, including the primary suite with a fully updated ensuite. All bathrooms throughout the home have been tastefully renovated. The third level features a cozy family room with a second gas fireplace, another bedroom, and convenient bathroom access nearby. The lower level includes a theatre or gaming area plus additional space perfect for a gym or future bedroom conversion. Outside you'll find a beautifully landscaped backyard with mature trees, plenty of deck space, and an additional area ideal for a dog run or garden. Additional features include air conditioning, newer furnace, and newer hot water tank. A fantastic family home in an excellent location. Book your showing today!