



**GRASSROOTS**

REALTY GROUP

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**10402 128 Avenue  
Grande Prairie, Alberta**

**MLS # A2321489**



**\$547,500**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,710 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<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>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s)		

**Inclusions:** Garage heater

This location can't be beat - situated on a corner lot, across from St. Catherine school, close to high schools, shopping at Trader Ridge and easy access to many amenities. This wonderful family home greets you with a large tiled entry leading up to the open concept main floor. The kitchen features espresso cabinets, stainless appliances, a large centre island with eating bar and a corner pantry. The dining area can easily accommodate a family size table and has patio door access to the rear deck. The living room is bright and cozy with a gas fireplace and hardwood floors. Two generous bedrooms and a full bath complete the main level. Upstairs you'll be pleased with the grand size of the master bedroom with its huge walk-in closet and beautiful 5pc en-suite. Make your way downstairs for two additional bedrooms, a large family room with roughed in plumbing for refreshment bar, a third full bath, laundry room and loads of storage. You'll love the heated triple car garage with 2 floor drains, especially through the winter! . Call your Agent today to book your viewing of this home.