



GRASSROOTS
REALTY GROUP

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10410 119 Avenue
Grande Prairie, Alberta

MLS # A2327547



\$449,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,178 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to this well-maintained modified bi-level offering 4 bedrooms, 3 bathrooms, and a thoughtfully designed layout that stands out from the ordinary. The bright and inviting main floor features a spacious living room, a sun-filled kitchen with plenty of natural light, and the primary bedroom complete with its own 3-piece ensuite, providing convenient main-floor living. Above the garage, you'll find two generously sized bedrooms and a full 4-piece bathroom, creating the perfect space for children, guests, or a home office setup. The lower level offers even more functional living space with a large family room, an additional bedroom, and a 2-piece bathroom. Step outside to enjoy the back deck and raised garden beds, ideal for relaxing or growing your own vegetables and flowers. The double attached garage features two separate overhead doors, and the offset design creates additional driveway space with potential RV parking. Furnace is new and shingles are newer adding peace of mind. Conveniently located within walking distance to schools, parks, shopping, restaurants, and many other amenities, this home offers a fantastic combination of space, functionality, and location. If you're looking for a home with a unique and practical floor plan, this one is definitely worth a look!