



GRASSROOTS
REALTY GROUP

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10449 122 Avenue
Grande Prairie, Alberta

MLS # A2331106



\$394,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,179 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Window Coverings, Garage Heater

Get into the popular subdivision of Royal Oaks at an affordable price. This home hosts 4 bed 3 Bath fully developed bi level home with new furnace + hot water tank , with in walking distance to restaurants , public bus stops, public school, NWP and Grande Prairie Regional Hospital. Spacious tiled entry way welcomes you , that leads into your living room complimented by gas fireplace great for our longer winters. Head up a few more stairs and you will be welcomed by open concept kitchen + dining. Dining allows for a table of any shape or size. Kitchen has adequate cabinet + counter space and must have pantry. Remainder of main floor consists of master bedroom with full en-suite and walk in closet and two more bedrooms and full bathroom. Basement is finished into large living room, fourth bedroom, nice full bathroom with tiled shower and utility/laundry room that gives you a second access entry to your attached heated double car garage. Backyard is fully fenced with two tier deck, and backs onto easement for added privacy. Book your viewing today !