



GRASSROOTS
REALTY GROUP

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10409 128 Avenue
Grande Prairie, Alberta

MLS # A2338590



\$569,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,628 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, No Neighbours Behind, Rectangular Lot		

Heating: High Efficiency, Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Shed in backyard.

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Welcome home! Rare to find fully developed modified bi-level in Royal Oaks, with no rear neighbors. When you step in: Past the front door, the foyer opens up under vaulted ceilings with a built-in display niche, then an open staircase leads up to the main living level. From there, the whole front of the house opens into one bright, connected space, a wall of windows stacked above the fireplace lights up the living room, the kitchen's oversized island and granite counters anchor the middle, and the dining area's bay window looks out past the deck toward open field, not another backyard. A private home office with its own bay window sits just off the kitchen, and two more bedrooms plus a full bathroom complete this level. The Primary Retreat: Has its own staircase, its own floor. The primary bedroom features a walk-in closet, the ensuite is built for two: a freestanding soaker tub under a big window, a fully tiled glass shower, and a double vanity. The Lower Level: The basement is finished, not just framed: features a Spacious recreation room, two more bedrooms, A 3 piece bathroom, laundry room. Along with plenty of storage space. Outside: The attached double garage is drywalled, insulated, and heated, the kind of detail that matters for a Grande Prairie winter. Out back, a raised deck with built-in bench seating steps down to a fully fenced yard with a storage shed. Past the fence line, the view keeps going: open field instead of a neighbor's fence. The Neighborhood : Royal Oaks is one of Grande Prairie's most desirable communities, close to plenty of schools, shopping, and the hospital, you are also seconds away from the pond. What are you waiting for? Contact your favorite Realtor; today for your private showing.