



GRASSROOTS
REALTY GROUP

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10465 Royal Oaks Drive
Grande Prairie, Alberta

MLS # A2338850



\$539,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,432 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Parking Pad, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Turn-Key Living Across from Roy Bickell School in Royal Oaks Immaculate, sunlit executive home in one of Grande Prairie's top neighborhoods, thoroughly renovated over the last 4 years. Upgrades include new roof shingles, hot water tank, deck, paint, ceiling texture, lighting, appliances, Quartz countertops, refreshed cabinetry, and updated bathroom. The Primary Suite is secluded in the upper level above the garage with a huge walk-in closet and oversized en-suite. Bright entry with massive windows. Main floor features a 2nd bedroom and a formal dining room (easily a 4th bedroom or office). The lower level holds a huge living room with a fireplace, 3rd bedroom, and a full bath. Massive, partially covered deck allows you to enjoy the outside with a little protection from our GP weather. Finally, the heated garage is pristine with fresh paint and professionally coated epoxy floors. Don't miss this one!