



**GRASSROOTS**  
REALTY GROUP

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**10502 129 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2204715**



**\$544,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,984 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Jetted Tub, Stone Counters, Suspended Ceiling, Tankless Hot Water		

**Inclusions:** Sheds, Security system

Welcome to this beautifully maintained 1984 sq ft 2-story home, perfectly designed for comfort, function, and family living. Situated in a quiet, family-friendly area of Royal Oaks, this spacious residence offers 5 bedrooms, 3 full bathrooms, and thoughtful features throughout. Step inside to find a bright and inviting main floor with a flowing layout, ideal for entertaining or simply relaxing. The spacious living area leads into a modern kitchen with ample cabinetry and a cozy dining space. Upstairs, you'll find 4 generously sized bedrooms, including a large primary suite, as well as convenient upper-level laundry—no more carrying baskets up and down the stairs! The fully developed basement adds exceptional value, featuring a 5th bedroom, a sleek bathroom with a walk-in shower, and a large family room. The attached heated garage makes winter mornings a breeze, and this home also features air conditioning for those warm summer days. This home offers the perfect blend of space, style, and practicality—don't miss your chance to make it yours!