



10501 124 Avenue
Grande Prairie, Alberta

MLS # A1006891



\$369,900

Division:	Royal Oaks.		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,408 sq.ft.	Age:	2004 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Near Shopping Center, Irre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: A/C, Garage Heater

Beautifully maintained 1 owner home located on a quiet street in Royal Oaks just down the street from a playground, close to elementary & high schools, new hospital & GPRC. Home even includes Air Conditioner for hot summer days. Walking in the door you will notice the open concept floor plan from the living to the kitchen featuring center island with eating bar, tons of cupboard & counter space plus a nice dining area. Master bedroom offers 3 piece ensuite as well as a walk in closet. You will even find a large laundry room on the main floor plus another good sized bedroom, an office (could be a smaller bedroom) and a full bathroom. Basement is fully developed with a massive family room perfect for whatever you need the space for. You will also discover 2 more big bedrooms, 3 piece bathroom as well as nice storage room. Garage is heated so you never have to worry about a cold vehicle in the morning. Huge yard backs onto an easement and is landscaped with an irrigation system. Rear deck is perfect for family BBQ's with the built in natural gas line.