

10713 125 Avenue  
Grande Prairie, Alberta

MLS # A2279568



## \$469,000

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, Ceiling Fan(s), No Smoking Home, Sump Pump(s)

**Inclusions:** Fridge Stove Washer Dryer Dishwasher

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

This Royal Oaks modified bi-level is one of those homes that just feels good the moment you walk in. Bright, welcoming, and well laid out, it offers 4 bedrooms and 3 bathrooms with plenty of natural light throughout. The kitchen has been opened up and enlarged for better flow and function, featuring butcher style counters, a stone baking surface for baking days, and a large farmhouse sink . Outside, the south facing yard is low maintenance but full of opportunity gravel landscaping, a great garden with rich soil, and space that works perfectly for a pool in the summer or a rink in the winter. The newer deck with screened, curtained gazebo and hanging lights makes it a spot you’ll actually use. Add in air conditioning, a cozy heated slab basement, a heated garage with workbench, storage shed, parking for three vehicles wide, and a roof replaced just two years ago and you’ve got a solid, well loved home in a great neighbourhood.