

**10625 126 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2293584**



**\$509,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Royal Oaks   |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,763 sq.ft.                                       | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 4  | <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> | Back Yard, Front Yard, Landscaped, Rectangular Lot |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | High Efficiency                             | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Tile                      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame             | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Jetted Tub, Kitchen Island, No Smoking Home |                   |    |

**Inclusions:** Shed

Welcome to Royal Oaks! This beautifully designed open concept two-storey home is sure to impress from the moment you walk in. The main floor features a spacious living room complete with a cozy gas fireplace, flowing seamlessly into the kitchen with a breakfast bar island and rich dark cabinetry. The south facing windows fill the kitchen and living room with ample lighting. Upstairs, you'll find a generous primary bedroom with a walk-in closet and a private ensuite featuring a jetted tub. Two additional bedrooms make this level perfect for families. The fully developed basement offers even more living space, including a sizeable family room, an additional bedroom, and office space. Step outside to enjoy the great-sized backyard, complete with a two-tier composite deck, gas BBQ hookup, storage shed, and a rear easement that provides added privacy. Additional highlights includes Telus Fiber Optic internet option, RV parking, a triple-wide driveway, a double heated garage for those cold winter months, and central air conditioning to keep you cool all summer long. This home combines everyday comfort with plenty of room to gather and enjoy. Book your showing today with your favourite REALTOR®!