

10660 125 Avenue  
Grande Prairie, Alberta

MLS # A2304189



**\$464,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Royal Oaks   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,333 sq.ft.   | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Off Street, On Street |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, No Back Lane, See Remarks             |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s) |                   |    |

**Inclusions:** Call Seller Directly

Click brochure link for more details\*\* Well-kept and fully developed 5-bedroom home in Royal Oaks with a bright, open layout and vaulted ceilings. The primary bedroom is set on its own level for added privacy and includes a walk-in closet and full ensuite. The lower level is open to the main floor and features two additional bedrooms, a full bathroom, a dedicated laundry room, and a spacious rec room with a gas fireplace. Outside, the yard is fully fenced and landscaped with a deck that includes a natural gas hookup, a firepit area, multiple garden boxes and a heated garage. The property has been consistently maintained and is located close to multiple schools, Northwestern Polytechnic, the hospital, parks, and walking trails.