

10660 125 Avenue  
Grande Prairie, Alberta

MLS # A2304189



**\$469,900**

<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.