

**10628 119A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2314469**



**\$589,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,452 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Dry Bar, High Ceilings, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Fridge, stove, dishwasher, microwave range hood, washer, dryer

Located in the desirable community of Royal Oaks, this beautifully updated four-level split sits on a quiet crescent directly across from a park, offering a family-friendly setting with plenty of space for kids to play. With stunning curb appeal, mature landscaping, and numerous updates throughout, this home is sure to impress. Inside features an open-concept living and formal dining area with updated flooring, beautiful wainscoting, and custom wall details throughout. The updated kitchen flows into a stunning lounge space complete with a gas fireplace and access to the large deck and hot tub area. Upstairs offers three spacious bedrooms, including the primary suite with a fully updated ensuite. All bathrooms throughout the home have been tastefully renovated. The third level features a cozy family room with a second gas fireplace, another bedroom, and convenient bathroom access nearby. The lower level includes a theatre or gaming area plus additional space perfect for a gym or future bedroom conversion. Outside you'll find a beautifully landscaped backyard with mature trees, plenty of deck space, and an additional area ideal for a dog run or garden. Additional features include air conditioning, newer furnace, and newer hot water tank. A fantastic family home in an excellent location. Book your showing today!