

10626 Royal Oaks Drive
Grande Prairie, Alberta

MLS # A2321558



\$459,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,066 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: n/a

IMMACULATE 3-bedroom, 2-bath bi-level in desirable Royal Oaks! Ideally located close to the new hospital, schools, parks, playgrounds, shopping, restaurants, dog park, and walking trails. Pride of ownership is evident throughout this well-maintained home. The finished basement includes a generous utility room that provides excellent potential for a future fourth bedroom or flex space, subject to applicable building code requirements." The bright and spacious main floor offers a functional kitchen with abundant cabinetry, tiled backsplash, pantry, and dining area with access to the large maintenance-free deck with aluminum railing. The inviting living room is filled with natural light, while the primary bedroom features dual closets and convenient access to the main 4-piece bath. A second bedroom completes the upper level. The fully developed basement boasts 9-foot ceilings and includes a spacious family room, third bedroom, second full 4-piece bathroom, and laundry/utility room. The partially finished double attached garage adds extra convenience. Outside, enjoy the beautifully landscaped and fully fenced yard with rear gate access to the easement and just steps from the nearby playground and park. Excellent curb appeal, great neighbours, and an unbeatable location make this move-in-ready home a must-see. Book your private viewing today!