

10720 124B Avenue
Grande Prairie, Alberta

MLS # A2339141



\$465,000

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,248 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	35-71-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Draperies & Rods

QUICK POSSESSION AVAILABLE! Ideally situated in Royal Oaks, this 1,248 sq. ft. fully finished bi-level offers a functional family layout in a location that puts everyday amenities within easy reach. Schools, parks, shopping, restaurants, the Regional Hospital and more are all just a short walk away. With 4 bedrooms, 3 bathrooms and a heated double attached garage, this home offers comfortable living with plenty of thoughtful details throughout. You'll have peace of mind knowing the shingles are only 9 years old (all roof seals redone), plus all new stainless Samsung appliances. A welcoming tiled entry provides direct access to the garage and leads into the main living areas, where durable vinyl plank flooring runs through the kitchen, dining and living rooms. The kitchen features an abundance of maple cabinetry, a built-in pantry, a fully tiled backsplash, high-end stainless steel appliances, and a convenient breakfast bar. Direct access from the kitchen to the rear deck makes outdoor dining and entertaining easy. The adjoining dining area has ample room for a generous family table, while a glass pony wall beside the step-down to the living room maintains a visual connection to the rooms and creates a natural sense of flow. The living room is a comfortable gathering space, complete with a gas fireplace and bay window that brings in plenty of natural light. The primary bedroom comfortably accommodates a king-size suite and includes a walk-in closet and private 4-piece ensuite. Two additional bedrooms and another 4-piece bathroom complete the main level, providing a practical arrangement for a growing family. Downstairs, the fully developed basement adds valuable living space with a large 4th bedroom with a nice-sized closet, a 3-piece bathroom with an oversized shower, and an extra-large cozy family room with its own storage closet. Carpet underfoot adds

warmth and comfort to both the bedroom and family room, creating an inviting space for guests, teenagers or family movie nights. The laundry/utility room offers additional storage, with even more tucked neatly beneath the stairs. The heated dbl attached garage is fully boarded and equipped with a built-in workbench and shelving, providing a great setup for projects, or simply keeping vehicles protected year-round. Triple-wide concrete drive for additional parking. Outside, enjoy a two-tiered deck overlooking the yard, along with a storage shed for seasonal equipment and tools. A concrete pad and walkway provide a versatile spot for a gazebo or fire pit area, while the grassed easement behind adds an extra layer of separation and privacy. Combining a well-designed family floor plan, excellent location and plenty of useful living and storage space, this TURN-KEY Royal Oaks home is ready for its next owners and one you won't want to miss!. Quick possession is available—call today to arrange your private viewing!