

10646 Royal Oaks Drive E
Grande Prairie, Alberta

MLS # A2350567

\$449,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,185 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Other		

Heating:	Forced Air	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

Welcome to this beautiful home in the popular Royal Oaks area, featuring brand-new shingles, 4 bedrooms, and 3 full bathrooms. Ideally located within walking distance of the school, this home offers a fantastic combination of comfort, style, and functionality. Step inside to a bright and inviting sunken living room featuring soaring ceilings, oversized windows, and a charming rustic-chic fireplace that creates a warm and welcoming atmosphere. The spacious kitchen showcases crisp white cabinetry with crown molding, a full-tile backsplash, convenient eating bar, and pantry. The generous dining area flows seamlessly into the kitchen and provides easy access through the rear door to the two-tiered deck. The main level offers a spacious primary bedroom complete with a walk-in closet and private full ensuite bathroom. Two additional bedrooms and another full bathroom are also conveniently located on the main floor. The lower level provides even more living space with a large family room, fourth bedroom, and full bathroom featuring a modern standalone glass shower—perfect for guests, teenagers, or a growing family. The attached double garage is equipped with a heater as well as convenient hot and cold water taps, making it ideal for year-round use. Outside, enjoy the newly stained two-tiered deck overlooking the fully fenced backyard, offering a great space for relaxing, entertaining, and enjoying the outdoors. With its desirable Royal Oaks location, thoughtful layout, updated features, and abundant living space, this home is ready to welcome its next family.