

10718 125 Avenue  
Grande Prairie, Alberta

MLS # A2216679



**\$439,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Floor Furnace, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** fridge, stove, dishwasher, washer, dryer, GDO

Fully developed Bi-Level located in the Royal Oaks subdivision. This 4-bedroom, 3-bathroom home is located on a quiet street, yet close to all shopping amenities, schools, the new hospital, walking trails around the pond, and daycares. Upstairs you will find a gas fireplace in the living room, vaulted ceiling, a generously sized kitchen with a big island, maple cabinets, and access to the landscaped and fenced backyard with easement behind. There are 3 bedrooms up, including the large master bedroom, which is complete with a walk-in closet and full ensuite. Downstairs is fully developed with a bedroom, bathroom, large family room with area set up for a bar, and huge storage room. The laundry room is just off the basement with another storage area and a door leading into the double garage making it possible to suite this property.