

**10505 119 Avenue
Grande Prairie, Alberta**

MLS # A2180255



\$389,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,088 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Greenbelt		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Laminate Counters, No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Harage Heater, GDO & Remotes

Immaculate 4-Bedroom Bi-Level in Sought-After Royal Oaks Welcome to this beautifully maintained 1,138 sq ft bi-level home, perfectly situated in the highly desired neighborhood of Royal Oaks on Grande Prairie's northwest side. With its thoughtful layout, modern amenities, and exceptional outdoor space, this property is a perfect fit for families or those who love to entertain. Interior Features Upper Level: 2 spacious bedrooms 1 large 4-piece bathroom A bright, open-concept kitchen featuring stainless steel appliances and solid wood cabinets Generous living and dining areas designed for comfortable living Lower Level: 2 additional bedrooms A 3-piece bathroom A cozy family room with a wood-burning fireplace, perfect for relaxing evenings Cold storage room for added convenience Exterior Highlights Garage: Double attached garage with forced-air heater Hot and cold water taps, 220 amp power, and floor drains for easy cleaning and functionality Yard: Landscaped backyard with lush grass, a patio stone area for entertaining, and low-maintenance vinyl fencing Large driveway with exposed aggregate sidewalk leading to a welcoming front entrance Additional Benefits This home offers privacy with only one neighbor to the east, adding to its serene location. The bi-level design provides an open, airy feel on both levels, perfect for families of all sizes. This well-cared-for property is move-in ready and waiting for its next owner. Don't miss your chance to live in one of Grande Prairie's most sought-after neighborhoods! Contact us today to book your private showing.