

**10638 Royal Oaks Drive
Grande Prairie, Alberta**

MLS # A2243800



\$374,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,102 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Blinds, shed, TV mount in bathroom

Beautiful, Move-In Ready Home in a Fantastic Family Neighbourhood! Welcome to this fully developed, well-maintained modified bi-level that checks all the boxes! Featuring a new roof (2022), newer hot water tank, air conditioning for those hot summer days, and a heated garage. Step inside to a bright and functional kitchen with a corner pantry, centre island, and open flow into the inviting living room with a cozy gas fireplace. The dining area offers access to the back deck and a picture window with backyard views. A generous main-floor bedroom is perfect for guests or family. Upstairs, the spacious primary bedroom features a walk-in closet and connects to the main bathroom with a whirlpool tub and separate shower. The basement has been nicely developed and you will appreciate the high ceilings, big windows, and the large open living room. A third bedroom, full bathroom, finished storage room, and laundry area complete this level. The fenced backyard is a true retreat, backing onto an easement for extra privacy and complete with raised garden beds (raspberries & blueberries!), a deck, shed, and firepit. Located close to parks, Roy Bickell Public School, shopping, and restaurants, this home offers comfort, style, and convenience—available for quick possession!