

**10713 125 Avenue
Grande Prairie, Alberta**

MLS # A2279568



\$469,000

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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Royal Oaks | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,340 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Low Maintenance Landscape | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Ceiling Fan(s), No Smoking Home, Sump Pump(s) | | |

Inclusions: Fridge Stove Washer Dryer Dishwasher

This Royal Oaks modified bi-level is one of those homes that just feels good the moment you walk in. Bright, welcoming, and well laid out, it offers 4 bedrooms and 3 bathrooms with plenty of natural light throughout. The kitchen has been opened up and enlarged for better flow and function, featuring butcher style counters, a stone baking surface for baking days, and a large farmhouse sink. Outside, the south facing yard is low maintenance but full of opportunity gravel landscaping, a great garden with rich soil, and space that works perfectly for a pool in the summer or a rink in the winter. The newer deck with screened, curtained gazebo and hanging lights makes it a spot you'll actually use. Add in air conditioning, a cozy heated slab basement, a heated garage with workbench, storage shed, parking for three vehicles wide, and a roof replaced just two years ago and you've got a solid, well loved home in a great neighbourhood.