

**10505 119 Avenue  
Grande Prairie, Alberta**

**MLS # A2180255**



**\$389,900**

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