

**10530 Royal Oaks Drive  
Grande Prairie, Alberta**

**MLS # A2199762**



**\$419,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,327 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Curtains

This beautifully developed modified bi-level in the highly desirable Royal Oaks offers the perfect blend of comfort, style, and functionality. Nicely painted walls and plush carpeting in the basement, this home feels fresh and inviting. Featuring five spacious bedrooms and three full bathrooms, it provides plenty of room for the whole family. The open-concept main floor boasts elegant tile and laminate flooring in great condition, complemented by sleek stainless steel kitchen appliances and newer shingles for a touch of contemporary charm. The expansive master retreat includes a full ensuite and a generous walk-in closet, while the large foyer offers a warm and welcoming entrance. The fully finished basement impresses with two additional bedrooms, a full bathroom, and a huge family room—perfect for relaxing or entertaining. Outside, the fenced and landscaped yard features a massive rear deck, ideal for summer gatherings, while the extra-wide concrete driveway ensures ample parking. Located close to schools, parks, scenic walking trails, and shopping, this home offers incredible value in a prime location. A fantastic family home that truly shows exceptionally well!