

10426 130 Avenue
Grande Prairie, Alberta

MLS # A2206539



\$449,900

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| Division: | Royal Oaks | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,618 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Low Maintenance Landscape | | |

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|--------------------|--|-------------------|----|
| Heating: | High Efficiency, Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water | | |
| Inclusions: | Garage Heater | | |

This beautifully maintained two-storey in Royal Oaks is vacant and ready for immediate possession! Step inside to soaring 9' ceilings and a bright, open layout that creates an inviting and spacious feel from the moment you walk in. The main floor offers a functional flow with a cozy gas fireplace in the living room, a well-designed kitchen featuring quartz countertops, a corner pantry, island with seating, and a generous dining space that's perfect for everyday meals or entertaining. You'll also find main floor laundry, a half bath, and access to the fully finished and heated double car garage. Upstairs hosts two comfortable bedrooms, a full bathroom, and a large primary suite complete with a walk-in closet and a stunning 5-piece ensuite featuring a soaker tub and tiled shower. The basement is wide open and ready for future development with room for two additional bedrooms, another full bath, and a spacious rec area. Outside, enjoy the fully landscaped and fenced yard—ideal for those sunny summer days—and stay cool inside with central air conditioning already installed. A great layout, quality finishes, and immediate availability make this home one to see!