

**10426 128 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2165380**



**\$424,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, 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	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Pinterest worthy home located in the Royal Oaks subdivision!! Family friendly neighbourhood with schools, shopping and all amenities nearby. You are welcomed by a South facing living room featuring a gorgeous stone fireplace with oak beam shelving connecting with the kitchen and dining area. The kitchen boasts grey cabinetry & subway tile backsplash, stainless steel appliances, an island with eating bar and corner pantry. Primary bedroom features a 4pc ensuite and walk-in closet. 2 more good sized bedrooms and a full bathroom complete the main floor. One bedroom features a unique custom built bunk bed with separate entrances and lighting. The basement offers another two bedrooms, one with a custom wall to wall built in desk. Your family room has a built-in play house and big windows to provide a bright and open area. Completing this level is a full bathroom and cold storage room. The backyard is fully fenced and landscaped with trees and greenery. Enjoy a heated attached double garage during our cold winters! Book your showing today!