

**10713 125 Avenue
 Grande Prairie, Alberta**

MLS # A2279568



\$469,000

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		

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.