

**10414 128 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2284553**



**\$435,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,562 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Granite Counters, Open Floorplan, Pantry, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer, garage door opener & 1 remote

Welcome to your new lifestyle in the highly sought-after Royal Oaks subdivision! The best part? Quick possession is available, meaning you can pack your bags and move into this wonderful home sooner than you think. The main level welcomes you with a bright, flowing open-concept floor plan, highlighted by a stunning kitchen featuring sleek granite countertops—perfect for the household chef and entertaining guests. Head upstairs to discover your personal retreat in the spacious primary bedroom, complete with a generous walk-in closet and a private three-piece ensuite with large shower. A second comfortable bedroom and a full main bathroom beautifully complete the upper floor. The living space continues to impress on the third level, boasting a massive family room with a fantastic walkout—an ideal setup for game nights, movie marathons, or seamless indoor-outdoor summer gatherings that allow guests to drift out to the fully fenced backyard. Below that, the undeveloped fourth level offers a brilliant blank canvas, giving you the perfect opportunity to build equity and customize the space to your exact needs. Practicality meets everyday comfort with a spacious double attached & heated garage, an energy-saving high-efficiency furnace, and the absolute luxury of hot water on demand. Beyond the property lines, an incredible community awaits. Get your daily steps in or take the dog for a picturesque walk along the neighborhood pond trails, and get ready for the upcoming summer season with the Bear Creek Golf Club right in your backyard. This location is an absolute dream for growing families, situated super close to both St. Catherine Catholic School (Pre-K to Grade 8) and Roy Bickell Public School (K to Grade 8), with St. John Paul II High School less than a five-minute drive away. Commuters will love the incredibly easy

access out of the neighborhood, making morning drives to Clairmont, Sexsmith, and the north end of GP a breeze. Plus, everything you need for daily life— from fantastic dining and grocery shopping to gas stations and car washes—is just around the corner at the vibrant ‘Trader Ridge’ development. Opportunities in this family-friendly neighbourhood go fast. Don't delay— contact a REALTOR® today for more information or to book your exclusive viewing!