

**10509 124 Avenue
Grande Prairie, Alberta**

MLS # A2301227



\$469,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,124 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Developed and spacious bi-level located in desirable Royal Oaks— Steps from a playground! This well-maintained home offers 4 bedrooms (5th unfinished) and 3 full bathrooms (all have tubs), making it perfect for families. The main floor features vaulted ceilings over the kitchen and living area, creating a bright, open feel with an abundance of natural light. Enjoy functional kitchen complete with ample counter space, stainless steel appliances, and a stylish tile backsplash. The primary bedroom is generously sized and includes a walk-in closet and private ensuite. Downstairs, you’ll find a bright, developed basement with large windows, an additional two bedrooms, a spacious rec room highlighted by an impressive feature wall, plus a full bathroom, and laundry area. Additional highlights include a heated garage, Air conditioning / new Furnace in 2024 plus new contour curbing in the front yard last summer. The fully fenced and landscaped yard offers great outdoor space, complete with a large south facing deck for relaxing or entertaining. Ideally located close to two schools, parks, and amenities. This is a fantastic family home in a great neighborhood!