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10628 119A Avenue  
Grande Prairie, Alberta

MLS # A2314469



**\$559,999**

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | Royal Oaks                                                                |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | 4 Level Split                                                             |        |                   |
| Size:     | 1,452 sq.ft.                                                              | Age:   | 2000 (26 yrs old) |
| Beds:     | 4                                                                         | Baths: | 3                 |
| Garage:   | Double Garage Attached, Off Street                                        |        |                   |
| Lot Size: | 0.15 Acre                                                                 |        |                   |
| Lot Feat: | Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, See Remarks |        |                   |

|             |                           |            |    |
|-------------|---------------------------|------------|----|
| Heating:    | Forced Air                | Water:     | -  |
| Floors:     | Carpet, Tile, Vinyl Plank | Sewer:     | -  |
| Roof:       | Asphalt Shingle           | Condo Fee: | -  |
| Basement:   | Full                      | LLD:       | -  |
| Exterior:   | Stucco                    | Zoning:    | RS |
| Foundation: | Poured Concrete           | Utilities: | -  |

**Features:** Built-in Features, Closet Organizers, Dry Bar, High Ceilings, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Fridge, stove, dishwasher, microwave range hood, washer, dryer

Located in the desirable community of Royal Oaks, this beautiful custom finished and updated home with approximately 3,000 sqft of living space sits on a quiet crescent directly across from a park, offering a family-friendly setting with plenty of space for kids to play. With stunning curb appeal, mature landscaping, and numerous updates throughout, this home is sure to impress. Inside features an open-concept living and formal dining area with updated flooring, beautiful wainscoting, and custom wall details throughout. The updated kitchen flows into a stunning lounge space complete with a gas fireplace and access to the large deck and hot tub area. Upstairs offers three spacious bedrooms, including the primary suite with a fully updated ensuite. All bathrooms throughout the home have been tastefully renovated. The third level features a cozy family room with a second gas fireplace, another bedroom, and convenient bathroom access nearby. The lower level includes a theatre or gaming area plus additional space perfect for a gym or future bedroom conversion. Outside you'll find a beautifully landscaped backyard with mature trees, plenty of deck space, and an additional area ideal for a dog run or garden. Additional features include air conditioning, newer furnace, and newer hot water tank. A fantastic family home in an excellent location. Book your showing today!