

**10666 Royal Oaks Drive**  
**Grande Prairie, Alberta**
**MLS # A2238106**

**\$398,500**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Brick, Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** Garage Heater, Bedroom Armoire, Furniture is negotiable

Rare Find! Immaculate 4-Level Split on a Prime Corner Lot &ndash; Only \$398,500 Welcome to this beautifully maintained and tastefully updated 4-level split, offering space, functionality, and an unbeatable location&mdash;all at a highly desirable price point. Situated on a corner lot, this 4-bedroom, 2-bathroom gem is a perfect fit for families, first-time buyers, or anyone seeking value in a well-established neighborhood. The main floor features a welcoming living area and an updated kitchen that flows out to the backyard&mdash;perfect for everyday living and entertaining. You&rsquo;ll find two bedrooms and a full bath on the upper level, with two additional bedrooms and another full bath on the lower level, offering flexibility for guests, home office space, or growing families. The open basement level adds the option for even more living space for a family room, rec room, or storage. Outside, enjoy quiet mornings on the front porch and evenings on the rear deck overlooking the backyard. The corner lot provides added curb appeal and room to breathe, with mature landscaping and great outdoor potential. The double attached garage is another bonus at this price point. Located in an excellent neighborhood close to schools, parks, and shopping, this home is a standout in both quality and price.