

**10638 Royal Oaks Drive  
 Grande Prairie, Alberta**

**MLS # A2243800**



**\$374,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oaks                            |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | Modified Bi-Level                     |               |                   |
| <b>Size:</b>     | 1,102 sq.ft.                          | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped                 |               |                   |

|                    |                                                                                           |                   |    |
|--------------------|-------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Tile                                                                            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt                                                                                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                                                                              | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                                                           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |                   |    |

**Inclusions:** Blinds, shed, TV mount in bathroom

Beautiful, Move-In Ready Home in a Fantastic Family Neighbourhood! Welcome to this fully developed, well-maintained modified bi-level that checks all the boxes! Featuring a new roof (2022), newer hot water tank, air conditioning for those hot summer days, and a heated garage. Step inside to a bright and functional kitchen with a corner pantry, centre island, and open flow into the inviting living room with a cozy gas fireplace. The dining area offers access to the back deck and a picture window with backyard views. A generous main-floor bedroom is perfect for guests or family. Upstairs, the spacious primary bedroom features a walk-in closet and connects to the main bathroom with a whirlpool tub and separate shower. The basement has been nicely developed and you will appreciate the high ceilings, big windows, and the large open living room. A third bedroom, full bathroom, finished storage room, and laundry area complete this level. The fenced backyard is a true retreat, backing onto an easement for extra privacy and complete with raised garden beds (raspberries & blueberries!), a deck, shed, and firepit. Located close to parks, Roy Bickell Public School, shopping, and restaurants, this home offers comfort, style, and convenience—available for quick possession!