

10505 129 Avenue  
Grande Prairie, Alberta

MLS # A2217995

\$489,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,482 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Controls

Welcome to this well-maintained modified bi-level in the desirable community of Royal Oaks, ideally located near a scenic pond, schools, and walking trails. Step inside to a spacious front entry with soaring ceilings that create a bright, welcoming feel. The home features 3 bedrooms and 2 bathrooms, with newer carpet, central A/C, and thoughtful touches like some tinted windows and a water softener. The kitchen is both stylish and functional with granite countertops, stainless steel appliances, an island with eating bar, pantry plus plenty of cabinet space, perfect for everyday living and entertaining. The large living room features a gas fireplace. Two great sized bedrooms share a full bathroom on the main floor while your primary bedroom is conveniently located above the garage boasting a gorgeous ensuite and walk in closet. The triple heated garage offers plenty of room for vehicles and storage, while the fenced and landscaped yard includes an enclosed under-deck dry storage area and a large double gate—ideal for storing an ATV. The basement is partially finished with a half bath, offering potential to add your own touch. This home combines comfort, practicality, and a prime location—don't miss your chance to make it yours! Book your showing today!