

**10605 126 Avenue
Grande Prairie, Alberta****MLS # A2223468****\$499,900**

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,403 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Other, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Tankless Hot Water		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER AND DRYER, TANKLESS WATER HEATER, GDO & CONTROLS

This fully finished 4 bedroom, 3 bathroom modified bi-level is tucked away in a quiet cul-de-sac and offers a bright, open layout with vaulted ceilings and a cozy gas fireplace. The kitchen features solid wood espresso cabinets, a corner pantry, and plenty of space for cooking and entertaining. The primary bedroom is privately located above the garage and includes a 4-piece ensuite with a jetted tub and separate shower. The basement is professionally finished, offering extra space for family, guests, or a home office. Outside, enjoy a large pie-shaped yard with a two-tier deck (gas line for BBQ) and a 22x24 double garage. This home combines comfort, space, and a great location—ready for you to move in and enjoy.