

**10505 Royal Oaks Drive
Grande Prairie, Alberta****MLS # A2170120****\$379,900**

Division:	Royal Oaks		
Type:	Residential/House		
Style:	4 Level Split		
Size:	973 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air**Floors:** Carpet, Hardwood, Laminate**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Vinyl Siding**Foundation:** Poured Concrete**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** RS**Utilities:** -**Inclusions:** .

Welcome to this beautifully designed 4-level split home located in the desirable neighborhood of Royal Oaks. This property offers plenty of space and comfort for your family, along with modern features that make it stand out. Step inside to find an inviting layout with a bright living room that flows effortlessly into the open kitchen and dining area. From the kitchen, enjoy easy access to the back deck, perfect for morning coffee or evening barbecues. The fully fenced and landscaped yard offers both privacy and space for outdoor activities. Upstairs, you'll find comfortable bedrooms, while the lower levels provide additional living spaces, perfect for a family room, home office, or guest area. The real highlight is the fully finished, heated double garage (22x25), offering ample space for vehicles and extra storage, making it a perfect fit for those who need more room for hobbies or projects. The home has new shingles, as well as a new high efficiency furnace. Located close to parks, schools, and amenities, this home is the perfect balance of convenience and comfort. Don't miss the opportunity to make it yours!