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10405 121 Avenue  
Grande Prairie, Alberta

MLS # A2226615



**\$459,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	Residential
<b>Utilities:</b>	-

**Inclusions:** n/a

Beautiful Home in Desirable Royal Oaks Welcome to this stunning 5-bedroom, 3-bathroom home located in the sought-after community of Royal Oaks. Enjoy the spacious, open-concept layout filled with natural light. The kitchen features classic oak cabinets, a functional island, and modern appliances &mdash; the stove and dishwasher are just 1 year old. Fresh paint brightens the upstairs, while the roof is only 2 years old, offering peace of mind for years to come. The fully developed basement includes 2 bedrooms, a full bathroom, and a large recreation room, perfect for entertaining or family gatherings. Step outside to a beautifully landscaped backyard featuring a large two-tiered deck and raised garden beds &mdash; ideal for relaxing or hosting summer BBQs. The double attached heated garage adds both convenience and comfort. This move-in ready home is waiting for its new owners. Don't miss your chance to live in one of the area's most desirable neighbourhoods!