

**10617 119 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2217956**



**\$415,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	rs
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** BASEMENT TV MOUNT

Well-maintained 5 bedroom, 3 bathroom bungalow located in the highly desirable community of Royal Oaks, situated on a quiet street directly across from a park and backing onto an easement for added privacy. This one-owner home has been lovingly cared for over the past 25 years and features newer shingles, excellent curb appeal, and thoughtful updates throughout. The main floor offers everything you need on one level, including 3 bedrooms, 2 bathrooms, main floor laundry, and a spacious kitchen and living area. The primary bedroom includes a full ensuite with a shower, and hardwood flooring runs throughout the main level with the exception of the bathrooms. The kitchen has been refreshed with updated countertops and tile backsplash. The fully developed basement offers a large rec room, 2 additional bedrooms, and a full bathroom—perfect for extended family or guests. The insulated and drywalled 22' x 24' attached garage provides ample parking and storage. The backyard is fully fenced with a new back fence, large deck, and gates on both sides of the home, offering a safe and private outdoor space. Located less than 5 minutes from the new hospital, three schools, Muskoseepi Park trails, and within walking distance to a large green space and dog park, this is an ideal family home in an exceptional location.