

# \$449,900 - 10606 119a Avenue, Grande Prairie

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MLS® #A2258373

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,446 sqft  
Residential on 0.17 Acres

Royal Oaks., Grande Prairie, Alberta

Experience a modern family living at its finest in this beautiful two-story home in Royal Oaks, one of the most desirable communities of Grande Prairie. This property is within a walking distance to daycare, 2 primary schools (K-8) & 2 high schools (G9-12), AND the new hospital. Located in a quiet cul de sac just across from a large playground and a greenspace that offers picnic space and turns into a fantastic hockey ring in winter months makes this house an ideal choice for a place to call home.

Inside, you will enjoy plenty of living and entertaining space spreading from the main floor through the basement all the way to a 2-tiered deck and large pie shaped backyard. The main floor has a functional layout with a living area featuring vaulted ceiling and large windows that allow abundance of natural light. White kitchen gives you plenty of counter space, storage, an island and a spacious pantry. The formal dining space has large windows, beautiful hardwood floors and overlooks the backyard which is ideal for a morning coffee, evening wine/beer, BBQ season or simply relaxing evening by fire pit. For those that enjoy gardening opportunities are unlimited with already established raised planters and plenty of fruit trees.

Moving back inside, you will notice an in-law suite with its own kitchen, laundry and a spacious second family room with its cozy gas fireplace. Two (2) additional bedrooms and a full size bathroom completes the basement



and gives this area a great potential to offset the mortgage. Last but not least is a heated double garage with a floor drain. Call right away and be the first one to have an opportunity to own this gem.

Built in 1998

### **Essential Information**

MLS® #	A2258373
Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,446
Acres	0.17
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	10606 119a Avenue
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7N5

### **Amenities**

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	6
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Off Street, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Fire Pit, Garden, Playground, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Many Trees, No Neighbours Behind, Private, Street Lighting, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 21st, 2025
Days on Market	1
Zoning	RG

## Listing Details

Listing Office	RE/MAX Grande Prairie
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