



10309 Royal Oaks Drive Grande Prairie Alberta

\$379,900

Location, Location, Location! This modified bi-level is located right on the cusp of Royal Oaks and Northridge by Roy Bickell Public School. Now, let's begin in the extra large entry way. The sky high ceilings and huge window make the space feel so bright and open. There is so much storage here, 2 double closets and a walk through boot room from the garage. Walk up the grand stair case straight into the sunny dining area. The big beautiful white kitchen and extra thick laminate countertops, paired with the oversized island create a modern yet contemporary feel. Then step into the cozy living room with the dark rock features and a coffee bar, it makes you want to curl up next to the fire. The master is on the main with 2 large closets with built in's and an en-suite with a double vanity and a walk in shower. The laundry is just steps away from the master bedroom for your convenience, no more carrying heavy baskets all the way to the basement. Upstairs there are two generous sized bedrooms and another full bathroom with a deep tub. All the finishes flow through-out the house which creates a uniform ambiance. Outside you have a good sized deck and yard which is completely fenced and low maintenance. Downstairs there is a larger flex room framed out, an additional bedroom and a functional 3 piece bathroom with a shower. There is tons of storage in the basement as well! Garage is plumbed in for heat. (id:6769)

Bedroom 12.00 Ft x 10.00 Ft

3pc Bathroom 10.00 Ft x 6.00 Ft

Primary Bedroom 11.17 Ft x 12.42 Ft

Living room 14.00 Ft x 10.50 Ft

Kitchen 10.08 Ft x 13.50 Ft

4pc Bathroom 12.00 Ft x 7.00 Ft

Bedroom 9.33 Ft x 9.83 Ft

Bedroom 9.33 Ft x 9.50 Ft

3pc Bathroom 9.33 Ft x 5.00 Ft



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