

# **\$507,500 - 10425 130 Avenue, Grande Prairie**

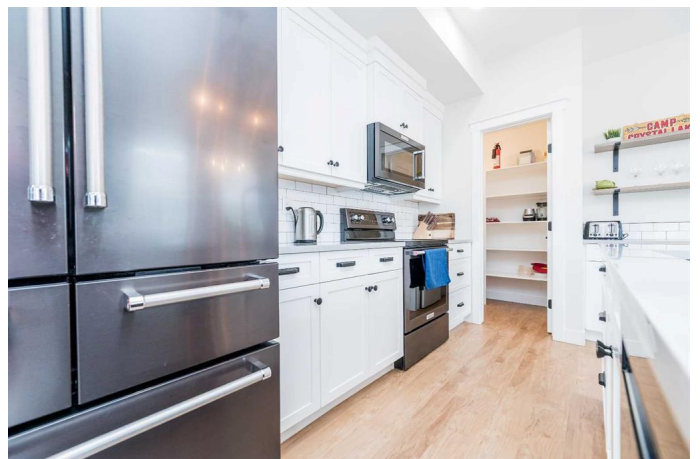
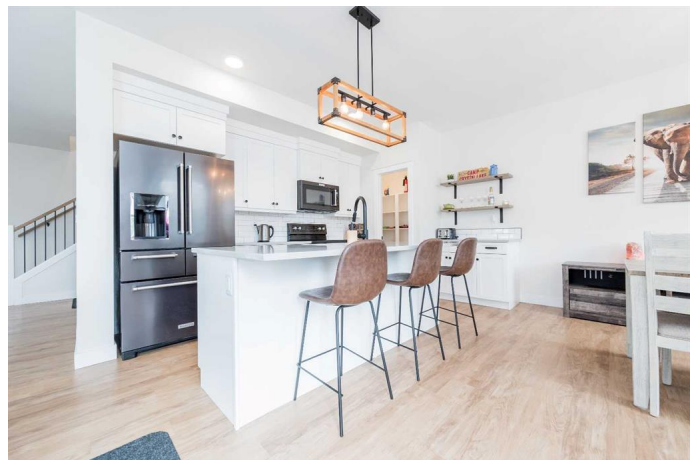
MLS® #A2236824

## **\$507,500**

3 Bedroom, 3.00 Bathroom, 1,778 sqft  
Residential on 0.13 Acres

Royal Oaks., Grande Prairie, Alberta

Corner Lot.....Stunning Finishes.....Steps from multiple schools, parks & amenities....WELCOME TO ROYAL OAKS! This gorgeous 2-storey plan will have you impressed from the very first look as you will notice the MASSIVE CORNER LOT featuring RV PARKING. As you begin your tour notice the warm tones of the VINYL PLANK FLOORING throughout the main floor. Explore your OPEN CONCEPT LIVING ROOM & KITCHEN featuring a COZY GAS FIREPLACE, FORMAL DINING SPACE leading to the COMPOSITE DECK....and wait until you see THIS KITCHEN. A SPRAWLING QUARTZ ISLAND, WHITE CABINETRY, COFFEE STATION, WALK IN PANTRY WITH BUILT IN SHELVING & ELEGANT APPLIANCES. Completing the main floor is the conveniently located MAIN FLOOR LAUNDRY ROOM, boot room with access to the OVERSIZED DOUBLE HEATED GARAGE, & 2 piece main floor bathroom. As you make your way upstairs you are welcomed by an elegantly appointed 4-PIECE BATHROOM, 2 GENEROUS BEDROOMS, and a PRIMARY BEDROOM SUITE that will feel like an oasis with A SIZABLE OPEN CONCEPT WALK IN CLOSET, 5 PIECE ENSUITE & VAST LIVING SPACE with plenty of room for your bed and additional cabinetry & storage. This home is MODERN, WITH EXTENSIVE FEATURES & A FANTASTIC LOCATION! WELCOME TO ROYAL OAKS....WELCOME HOME!



Built in 2018

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236824    |
| Price          | \$507,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,778       |
| Acres          | 0.13        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 10425 130 Avenue |
| Subdivision | Royal Oaks.      |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 4Z4          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Quartz Counters  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Corner Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle              |
| Construction      | Stone, Vinyl Siding          |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                        |
|----------------|------------------------|
| Date Listed    | July 3rd, 2025         |
| Days on Market | 26                     |
| Zoning         | RG General Residential |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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