10426 130 Avenue
Grande Prairie, Alberta

MLS # A2206539

$449,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,618 sq.ft.	**Age:**	2014 (11 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	High Efficiency, Fireplace(s), Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Concrete, Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water

Inclusions: Garage Heater

This beautifully maintained two-storey in Royal Oaks is vacant and ready for immediate possession! Step inside to soaring 9’ ceilings and a bright, open layout that creates an inviting and spacious feel from the moment you walk in. The main floor offers a functional flow with a cozy gas fireplace in the living room, a well-designed kitchen featuring quartz countertops, a corner pantry, island with seating, and a generous dining space that’s perfect for everyday meals or entertaining. You’ll also find main floor laundry, a half bath, and access to the fully finished and heated double car garage. Upstairs hosts two comfortable bedrooms, a full bathroom, and a large primary suite complete with a walk-in closet and a stunning 5-piece ensuite featuring a soaker tub and tiled shower. The basement is wide open and ready for future development with room for two additional bedrooms, another full bath, and a spacious rec area. Outside, enjoy the fully landscaped and fenced yard—ideal for those sunny summer days—and stay cool inside with central air conditioning already installed. A great layout, quality finishes, and immediate availability make this home one to see!