

# \$449,900 - 10426 130 Avenue, Grande Prairie

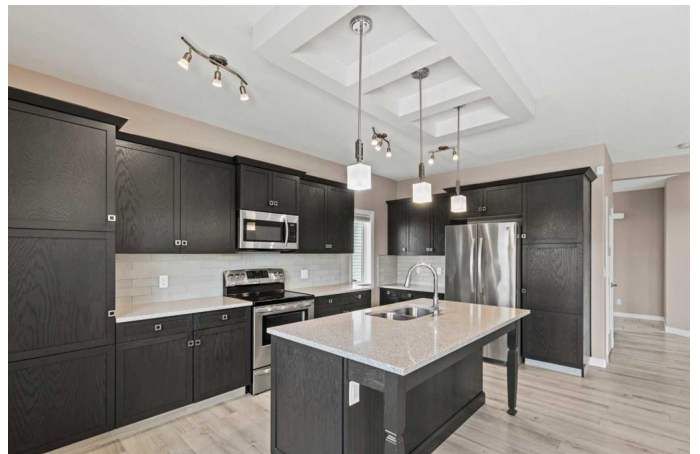
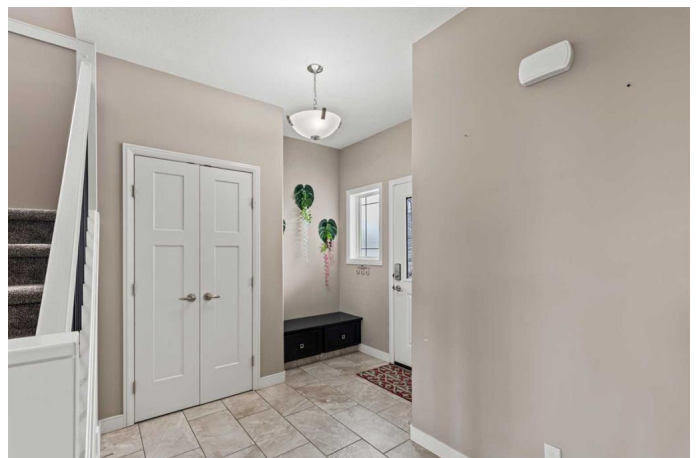
MLS® #A2206539

## \$449,900

3 Bedroom, 3.00 Bathroom, 1,618 sqft  
Residential on 0.13 Acres

Royal Oaks., Grande Prairie, Alberta

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!



Built in 2014

## Essential Information

MLS® #	A2206539
Price	\$449,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,618
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	10426 130 Avenue
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4Z4

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	4
Zoning	RG

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.