

\$415,000 - 10617 119 Avenue, Grande Prairie

MLS® #A2217956

\$415,000

5 Bedroom, 3.00 Bathroom, 1,218 sqft
Residential on 0.12 Acres

Royal Oaks., Grande Prairie, Alberta

Well-maintained 5 bedroom, 3 bathroom bungalow located in the highly desirable community of Royal Oaks, situated on a quiet street directly across from a park and backing onto an easement for added privacy. This one-owner home has been lovingly cared for over the past 25 years and features newer shingles, excellent curb appeal, and thoughtful updates throughout. The main floor offers everything you need on one level, including 3 bedrooms, 2 bathrooms, main floor laundry, and a spacious kitchen and living area. The primary bedroom includes a full ensuite with a shower, and hardwood flooring runs throughout the main level with the exception of the bathrooms. The kitchen has been refreshed with updated countertops and tile backsplash. The fully developed basement offers a large rec room, 2 additional bedrooms, and a full bathroom—perfect for extended family or guests. The insulated and drywalled 22' x 24' attached garage provides ample parking and storage. The backyard is fully fenced with a new back fence, large deck, and gates on both sides of the home, offering a safe and private outdoor space. Located less than 5 minutes from the new hospital, three schools, Muskoseepi Park trails, and within walking distance to a large green space and dog park, this is an ideal family home in an exceptional location.

Built in 2000



Essential Information

MLS® #	A2217956
Price	\$415,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,218
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	10617 119 Avenue
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7N5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 5th, 2025
Days on Market	6
Zoning	rs

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.