

\$415,000 - 10527 119 Avenue, Grande Prairie

MLS® #A2247872

\$415,000

3 Bedroom, 2.00 Bathroom, 1,207 sqft

Residential on 0.12 Acres

Royal Oaks., Grande Prairie, Alberta

Fantastic Value in Sought-After Royal Oaks! Welcome to this well-priced bi-level, offering the perfect blend of comfort, function, and potential. Step inside to a bright and spacious living room with large windows that flood the space with natural light, making it the ideal place to relax or entertain. The functional kitchen offers plenty of cabinet space and an easy flow into the dining area, perfect for family meals or hosting friends.

This home features three comfortable bedrooms on the main level, including a primary suite complete with a walk-in closet and private ensuite for added convenience. Recent updates include stylish new laminate flooring in the living room and hallway, as well as plush new carpet on the stairs, giving the home a fresh and inviting feel.

The open, undeveloped basement provides a blank canvas for your vision—add extra bedrooms, a spacious rec room, a home gym, or whatever suits your lifestyle.

Outside, the fully fenced and landscaped yard is ready for outdoor enjoyment, with room for pets, kids, or a garden. Located in the desirable Royal Oaks neighborhood, you'll enjoy easy access to parks, schools, walking trails, and local amenities.

Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this home is clean, well-kept, and



ready for its next owner. Don't miss this chance to own in one of Grande Prairie's most sought-after communities!

Built in 2000

Essential Information

MLS® #	A2247872
Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,207
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	10527 119 Avenue
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7N3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	High Efficiency, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	21
Zoning	Low Density Residential

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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