

# \$414,900 - 10653 Royal Oaks Drive, Grande Prairie

MLS® #A2252493

**\$414,900**

4 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.11 Acres

Royal Oaks., Grande Prairie, Alberta

Inviting bi-level home in Royal Oaks! This bright and spacious property offers an open floorplan with vaulted ceilings in the living room and kitchen. The kitchen features maple cabinets, a center island, and a pantry, while the living room is highlighted by a cozy gas fireplace. Upstairs, you'll find 3 bedrooms and 2 full bathrooms, including a primary suite with a walk-in closet and ensuite. All of upstairs has been freshly painted, and the bedrooms feature new carpets for a modern, move-in ready feel. The partially finished basement offers additional living space with a large rec room and an oversized bedroom. Updates include new 50-year shingles installed just 5 years ago. The backyard is fully landscaped and fenced, backing onto an easement for added privacy. Conveniently located close to schools, shopping, and other amenities.

Built in 2003

## Essential Information

MLS® #	A2252493
Price	\$414,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,156
Acres	0.11
Year Built	2003



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	10653 Royal Oaks Drive
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8G3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	August 29th, 2025
Zoning	RS

**Listing Details**

Listing Office                      Sutton Group Grande Prairie Professionals

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