

# **\$398,500 - 10666 Royal Oaks Drive, Grande Prairie**

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MLS® #A2238106

## **\$398,500**

4 Bedroom, 2.00 Bathroom, 973 sqft

Residential on 0.12 Acres

Royal Oaks., Grande Prairie, Alberta

Rare Find! Immaculate 4-Level Split on a Prime Corner Lot – Only \$398,500

Welcome to this beautifully maintained and tastefully updated 4-level split, offering space, functionality, and an unbeatable location—all at a highly desirable price point. Situated on a corner lot, this 4-bedroom, 2-bathroom gem is a perfect fit for families, first-time buyers, or anyone seeking value in a well-established neighborhood.

The main floor features a welcoming living area and an updated kitchen that flows out to the backyard—perfect for everyday living and entertaining.

You™ll find two bedrooms and a full bath on the upper level, with two additional bedrooms and another full bath on the lower level, offering flexibility for guests, home office space, or growing families. The open basement level adds the option for even more living space for a family room, rec room, or storage.

Outside, enjoy quiet mornings on the front porch and evenings on the rear deck overlooking the backyard. The corner lot provides added curb appeal and room to breathe, with mature landscaping and great outdoor potential. The double attached garage is another bonus at this price point.



Located in an excellent neighborhood close to schools, parks, and shopping, this home is a standout in both quality and price.

Built in 2002

### **Essential Information**

MLS® #	A2238106
Price	\$398,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	10666 Royal Oaks Drive
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V8G3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	3
Zoning	RS

## Listing Details

Listing Office	Realty Executives North West
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