

\$449,900 - 10613 119 Avenue, Grande Prairie

MLS® #A2239851

\$449,900

5 Bedroom, 3.00 Bathroom, 1,229 sqft
Residential on 0.12 Acres

Royal Oaks., Grande Prairie, Alberta

Welcome to this beautifully updated 5 bedroom, 3 bathroom bi-level home located in the desirable community of Royal Oaks! From the moment you arrive, youâ€™ll appreciate the charm of this inviting property. The home features numerous updates, including a stunning new white kitchen with modern tile backsplash and dining flooring, stylish light fixtures, upgraded door hardware, and newer shingles done 4 years ago. Freshly painted main floor and whole house professionally cleaned. Double car attached garage with shelving.

Large windows throughout fill the home with natural light, creating a bright, welcoming atmosphere while helping reduce energy costs. The main floor offers a functional spacious kitchen with dinning space, living area, a spacious primary bedroom featuring a 3-piece ensuite and walk-in closet, plus two generously sized bedrooms and a full 3-piece bathroom. Brand new electric stove (22July,2025) upstairs.

The fully finished basement provides excellent flexibilityâ€”perfect for extended family, guests, or income potential with a secondary suite setup for Airbnb use. It includes a spacious family room, two bedrooms, a modern 3-piece bathroom, a full kitchen with newer appliances, and shared laundry.

Enjoy outdoor living with no rear neighbors, a sunny south-facing backyard, mature landscaping, a large deck, and a



gazeboâ€”ideal for relaxing or entertaining. Located across from a park and playground, and just minutes from schools, shopping and amenities, this home checks all the boxes. Ideal for families or those seeking extra space with the bonus of a full suiteâ€”this opportunity wonâ€™t last long. Schedule your showing today!

Built in 2000

Essential Information

MLS® #	A2239851
Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,229
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	10613 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
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking
Appliances	Dishwasher, Dryer, Electric S
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite



Exterior

Exterior Features	None
Lot Description	No Neighbours Behind, Recta
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	21
Zoning	RS

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.