

10317 128 Avenue  
Grande Prairie, Alberta

MLS # A2181230



## \$539,900

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,668 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	fridge, stove, dishwasher, otr microwave, GDO(2) + remotes		

Located close to new schools, playgrounds, and New Hospital. Granite Counter Tops! Unbelievable attention to detail in this Royal Eternity built home. Modern colours throughout. Open concept main floor finished with 80% vinyl plank, 20% tile. Massive master bedroom above garage with ensuite and walk in closet, and large spare bedrooms on the main floor. Ensuite has his and hers sinks, corner tub, and tiled shower. Ample linen closets and storage throughout this home. All closets finished with wooden shelves. White custom kitchen cabinets with ceramic tile backsplash, stainless appliances, pot lighting, and big pantry. Large windows, electric fireplace, and built in entertainment centre in living room. Ceramic sinks, one piece toilets with 2 flush modes in all bathrooms. Basement has 9' ceilings, ALL WIRING INSTALLED, high efficiency furnace and hot water tank. Fully finished triple car garage measures 29x24 with floor drains.