

\$374,900 - 10638 Royal Oaks Drive, Grande Prairie

MLS® #A2243800

\$374,900

3 Bedroom, 2.00 Bathroom, 1,102 sqft

Residential on 0.09 Acres

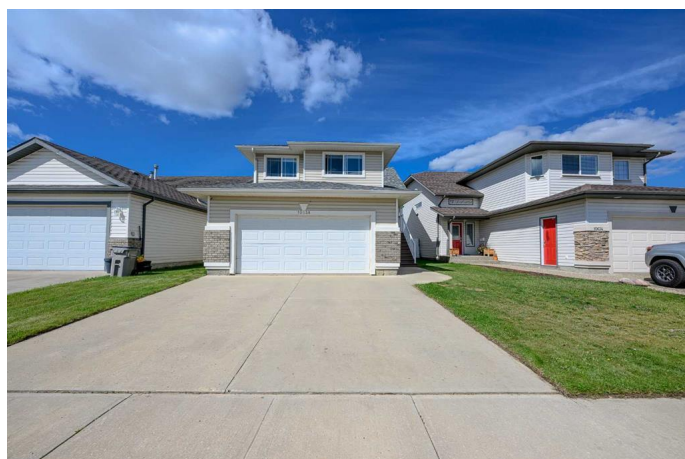
Royal Oaks., Grande Prairie, Alberta

Beautiful, Move-In Ready Home in a Fantastic Family Neighbourhood!

Welcome to this fully developed, well-maintained modified bi-level that checks all the boxes! Featuring a new roof (2022), newer hot water tank, air conditioning for those hot summer days, and a heated garage. Step inside to a bright and functional kitchen with a corner pantry, centre island, and open flow into the inviting living room with a cozy gas fireplace. The dining area offers access to the back deck and a picture window with backyard views. A generous main-floor bedroom is perfect for guests or family. Upstairs, the spacious primary bedroom features a walk-in closet and connects to the main bathroom with a whirlpool tub and separate shower. The basement has been nicely developed and you will appreciate the high ceilings, big windows, and the large open living room. A third bedroom, full bathroom, finished storage room, and laundry area complete this level. The fenced backyard is a true retreat, backing onto an easement for extra privacy and complete with raised garden beds (raspberries & blueberries!), a deck, shed, and firepit. Located close to parks, Roy Bickell Public School, shopping, and restaurants, this home offers comfort, style, and convenience—available for quick possession!

Built in 2002

Essential Information



MLS® #	A2243800
Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,102
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	10638 Royal Oaks Drive
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8G3

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	RS

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.