



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

12411 106 A Street  
Grande Prairie, Alberta

MLS # A2225050



**\$440,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, O		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular L		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	No Animal Home, Pantry, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Pergola in the backyard, fire pit, flower/veggie beds

This is not a typical cookie cutter!!! Fully developed bungalow tucked away in a quiet and family friendly neighborhood of Royal Oaks is all you need as a future homeowner. Be proud to showcase this extremely well kept 4 bedroom, 2 bathroom home located on a nice sized lot backing into easement and right across from a park (playground, hockey rink). Adorable curb appeal carries through the front door to a spacious foyer and very well appointed living room, perfect space for some much needed family time or friends gathering. Elegant and functional kitchen offers ample cabinet space, pantry and a long eating bar/ peninsula that can easily fit 4 bar stools. Spacious dining nook can accommodate a large dining table and brings in plenty of daylight thanks to a large window and side exit to the backyard. The deck is ultimately a perfect spot to enjoy your morning coffee or BBQ dinner with a view of mature trees, strawberry bushes and raised garden boxes ready for your organic herbs & veggies. Lets not forget the pergola and firepit simply because it is not only a wonderful highlight of the backyard but also a functional spot to maximise your outdoor time even in cooler months. Going back inside, you will find a bright primary bedroom that features a large walk-in closet, has access to the well appointed 4 piece bathroom and can easily accommodate a king size bed. Second main floor bedroom offers a large closet with plenty of natural light, and could easily be a great office space for those working from home. Recently updated basement has a functional floor plan that includes a very well equipped second kitchen with another corner pantry, large family room featuring a beautiful gas fireplace, and two basement bedrooms with oversized windows that allow plenty of natural light to spill in the space. This non conforming suite could be easily converted into a great

mortgage helper with a small investment and city approval. Great location, quiet neighborhood, close to new hospital and college. This home is ready for a quick possession. Call right away and be the first one to have an opportunity to own this gem.