



GRASSROOTS
REALTY GROUP

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12109 105 Street
Grande Prairie, Alberta

MLS # A2232778



\$395,000

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,189 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: fridge, stove, washer, dryer, dishwasher, microwave rangehood, window coverings, GDO and remote

1189 sq.ft. bungalow with double attached garage offering comfort, space, and thoughtful updates throughout. Situated on a large, fully fenced lot, this home is perfect for families, first-time buyers, or anyone looking for a functional layout with room to grow. Welcoming living room with laminate flooring, flowing into the kitchen featuring a pantry and a coffee bar. The kitchen is equipped with a stove, dishwasher and microwave rangehood (1 year old), and fridge (3 years old). The main floor offers three bedrooms, all with laminate flooring. The primary suite includes a walk-in closet and a private 3-piece ensuite, while the main 4-piece bath serves the additional bedrooms and guests. Downstairs, the partially finished basement (approx. 80% complete) boasts a large family room, two additional bedrooms, a full 4-piece bathroom, and a dedicated laundry room. Enjoy outdoor living on the expansive 18x24 ground-level maintenance-free deck, perfect for BBQs and gatherings. The double garage is equipped with hot and cold taps. Additional features: Shingles replaced approx. 4-5 years ago, fully fenced yard - ideal for pets or kids, located near schools, parks, and amenities Don't miss your chance to own this home with ample space for the whole family. Book your showing today!