



GRASSROOTS
REALTY GROUP

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12614 105 Street
Grande Prairie, Alberta

MLS # A2245165



\$489,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,442 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Sump Pump(s), Tankless Hot Water		
Inclusions:	Projector and Screen		

Don't Miss Out on This Stunning Fully Developed Home! This beautiful 5-bedroom, 3-bathroom home is ready for you to move in and enjoy! With hardwood and tile throughout, this home offers a perfect blend of elegance and functionality. The spacious master bedroom is a true retreat, featuring a walk-in closet and a luxurious ensuite with a jetted tub and a separate stand-up shower – perfect for unwinding after a long day. Entertaining is a breeze with a fully equipped kitchen featuring stainless steel appliances and bar style island, while the living room's cozy gas fireplace provides the perfect ambiance for family gatherings. The home is fitted with hot water on demand and a projector with a screen for movie nights – a fantastic bonus the seller is leaving behind for you! Step outside to the backyard, where you'll find a large deck complete with a gas hookup, ideal for summer barbecues. The fully fenced yard is beautifully landscaped, offering a private space for you to relax or entertain with an extra extended deck. This home is in an unbeatable location, just steps away from schools, playgrounds, local shopping, and fantastic restaurants. Immediate possession is available, so you can start enjoying all that this property has to offer right away! With so many features, including top-tier appliances, and endless entertainment options, the possibilities are truly endless. Don't wait—this gem won't last long!