



GRASSROOTS
REALTY GROUP

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12201 104A Street
Grande Prairie, Alberta

MLS # A2246762



\$477,000

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,293 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Irregular Lot, Landscaped, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Any of the seller's collectables

Stunning 5-Bedroom Home in Sought-After Royal Oaks – Move-In Ready! Are you looking for a fully developed, beautifully maintained 5-bedroom home in Grande Prairie? Look no further! This gorgeous property is perfectly situated on a quiet loop in the desirable Royal Oaks neighborhood, just minutes from schools, parks, shopping, and all amenities. It's a one-owner home that is smoke-free and pet-free. Step inside and be greeted by a spacious front entry with a large closet and wide staircases leading both up and down. The upper level features vaulted ceilings, engineered maple hardwood floors, and a bright, open kitchen with ample cabinetry – perfect for family living and entertaining. The generous primary bedroom easily accommodates a king-sized bed and features a walk-in closet. Downstairs, you'll find a large family room with a cozy gas fireplace, two more spacious bedrooms, and a full 4-piece bathroom – ideal for guests or growing families. This home comes fully loaded with air conditioning, a heated garage, and a full irrigation system in both the front and back yards. The backyard is beautifully landscaped, well maintained, and backs onto a peaceful easement, providing extra privacy. Don't miss your chance to own this turn-key home in one of Grande Prairie's most family-friendly communities. Reach out to your favorite REALTOR® today to book a showing!