



GRASSROOTS
REALTY GROUP

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12902 105 Street Street
Grande Prairie, Alberta

MLS # A2259118



\$549,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,602 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Landscaped, Low Maintenance Landscape, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Silent Floor Joists, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s)		
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer.		

Welcome to the beautiful Juliauna floorplan by Unique Home Concepts, perfectly situated in Royal Oaks on a quiet street near the lake, walking trails, and just steps from a playground and park. This 5-bedroom home sits on a desirable outside corner lot with RV parking potential. The main floor showcases an open-concept design with vaulted ceilings, a chef-inspired kitchen featuring a massive island, upgraded appliances including a gas stove, and plenty of counter space. The kitchen flows seamlessly into the spacious dining and living areas, complete with abundant natural light and a cozy gas fireplace. Two generously sized bedrooms and a full bathroom complete the main level. Upstairs, you'll find a luxurious primary retreat with vaulted ceilings, a large walk-in closet, and a spa-like 5-piece ensuite boasting dual vanities, a fully tiled shower, and a relaxing soaker tub. The fully developed basement offers two additional bedrooms, another full bathroom, and a large family room, perfect for movie nights or a play area. Step outside to enjoy a large, treed yard with plenty of room for entertaining and potential side access for RV storage. Additional highlights include central A/C, a heated finished garage, and upgraded appliances. This home truly combines function, style, and location. Book your showing today!