



GRASSROOTS
REALTY GROUP

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11946 107 Street
Grande Prairie, Alberta

MLS # A2261594



\$469,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,361 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome home to this stunning CUSTOM BUILT with ONE OWNER and immaculately maintained four-bedroom, 3 Full bath BUNGALOW! Nestled in the desirable Royal Oaks neighbourhood this is the perfect blend of luxury, comfort, and convenience. Step inside this open concept design that is perfect for entertaining and family life. The heart of the home is the bright and spacious living area with a vaulted ceiling over a chef's kitchen that features tons of cupboard and counter space. This home has a Unique and valuable layout with four generously sized bedrooms providing plenty of space for a growing family, guests, or a Home office/gym. Outside you'll appreciate the incredible curb appeal, enhanced by permanent, professionally installed "GEM" exterior soffit lights - Perfect for year-round festive decoration or simply lighting up your home beautifully every evening. Located close to parks, schools, and amenities the Raised Bungalow is rare find! Don't miss your chance to own a piece of Royal Oaks Paradise. Call your REALTOR today and book you own private view.