



GRASSROOTS
REALTY GROUP

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12010 105 Street
Grande Prairie, Alberta

MLS # A2272951



\$410,000

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,303 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

Need a short commute to Schools or the Hospital? Five minutes or less to: Roy Bickel, St Catherine Elementary Schools, Composite and PWA High Schools, NWP, Hospital, Muskoseepi Park***Upgrades 2025: Refrigerator, Paint on Main Level and Deck, Laminate flooring in Bedrooms, Vinyl Plank in Basement, 2022: Shingles, Stove, 2021: Dryer, 2020: Hot Water on Demand, 2019: Central Air Conditioning***NO Carpet Home***Main Level: Three Beds, Two 4pc Baths, including an Ensuite with a tub and a shower***Basement: One bedroom, One 4pc Bath***Heated Insulated Garage 20x24***12 foot Ceiling in Living Room***Tonnes of storage in the Crawl Space***Yard is fully fenced and gently sloped away from the house, Easement behind the fence***West facing Deck for those Prairie Sunsets