



**GRASSROOTS**  
REALTY GROUP

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12210 103B Street  
Grande Prairie, Alberta

MLS # A2285289



**\$520,000**

**Division:** Royal Oaks

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,696 sq.ft. **Age:** 2008 (18 yrs old)

**Beds:** 4 **Baths:** 4

**Garage:** Double Garage Attached

**Lot Size:** 0.01 Acre

**Lot Feat:** Back Yard

**Heating:** High Efficiency

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Smoking Home

**Inclusions:** n/a

Welcome to this well-located property in the heart of Grande Prairie, offering convenience, comfort, and strong potential for homeowners or investors alike. Situated in a mature and established neighborhood, this home is close to schools, parks, shopping, public transit, and major amenities—making everyday living easy and accessible. The property features a functional layout with bright living spaces, generous room sizes, and plenty of natural light throughout. The kitchen and living areas are designed for both comfort and practicality, perfect for daily living or hosting family and friends. Outside, the yard offers space to relax, garden, or entertain, with room to personalize and make it your own. Whether you're looking for a place to call home or an investment opportunity in a desirable area, this property presents great value and potential. Convenient location, solid layout, and endless possibilities; this is one you won't want to miss. Call your favorite realtor today!