



**GRASSROOTS**  
REALTY GROUP

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**12413 105 Street**  
**Grande Prairie, Alberta**

**MLS # A2285418**



**\$449,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Royal Oaks   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,224 sq.ft.   | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway   |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, |               |                   |

|                    |                             |                   |    |
|--------------------|-----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Tile      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Open Floorplan, See Remarks |                   |    |

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Control

Great location with this well-maintained bi-level with tons of recent updates and a family-friendly layout! Ideally located in a desirable neighborhood backing onto Roy Bickell School &mdash; enjoy added privacy with NO rear neighbors and watch your kids walk to school! The bright main floor features a spacious sunken living room with beautiful bay-style windows that flood the space with natural light and feature gas fireplace. The functional kitchen offers ample cabinetry, modern appliances, and a spacious dining nook. Just off the kitchen you'll find 2 great sized bedrooms, main flr bath and a primary retreat with walk-in closet and full ensuite. The fully developed basement offers exceptional versatility with a large bedroom with access to 3rd full bathroom, and generous family space featuring brand new carpet and an amazing storage nook converted to unique kids hang-out! A separate garage-to-basement entrance adds flexibility for extended family, home office, or future rental potential. Recent updates include brand-new fence, newer hot water tank (3 years old) and a new washing machine. Move-in ready with exciting equity-building potential &mdash; a rare family home in an excellent location!