



12413 105 Street
Grande Prairie, Alberta

MLS # A2285418



\$449,900

Division: Royal Oaks

Type: Residential/House

Style: Bi-Level

Size: 1,224 sq.ft. **Age:** 2005 (21 yrs old)

Beds: 4 **Baths:** 3

Garage: Double Garage Attached, Driveway

Lot Size: 0.11 Acre

Lot Feat: Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,

Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: 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 —; 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 —; a rare family home in an excellent location!