



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

12421 107A Street  
Grande Prairie, Alberta

MLS # A2286987



**\$439,900**

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,235 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge and stove in basement

Located on a nice street with easy access to the bypass, hospital, schools, shopping. This immaculate bilevel features a dropped living room with gas fireplace, a large dining area and u-shaped kitchen with a pantry and tons of cabinet space, an eating bar, stainless LG appliances, and a garden door to the back deck. There primary suite has a walk in closet and a full 4pc ensuite. There are two more bedrooms and full bathroom on the main floor. The basement is perfect for a live in caregiver, long term company or nanny with it's own living, dining, wet bar/kitchenette, two bedrooms and a full bathroom. The house has been freshly painted, the furnace and ducts cleaned. The garage is insulated and boarded with osb and painted,. The yard is fenced, has mature trees, and there's storage area under the deck. This is a great family home in Royal Oaks!