



**12505 105 Street
Grande Prairie, Alberta**

MLS # A2296518



\$550,000

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,159 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub		

Inclusions: Central A/C Unit, Electric Garage Heater, Window Coverings, Garage Door Opener, Shed

Modern + Updated Massive 6 Bed + Office , 3.5 Bath 2 Storey home situated in the much desired subdivision of Royal Oaks. With in walking distance to several schools and amenities, and NO REAR NEIGHBORS. Making our way inside the main floor consists of main floor office/den, half bathroom great for guests visiting , popular main floor laundry and of course open concept kitchen dining and living room. Kitchen has quartz counter tops, must have kitchen island and pantry. Dining room allows for a dining table of any shape or size. Living room has adequate windows for natural light and compliment by gas fire place. Making our way upstairs welcomes you with bonus room , full bathroom, and four bedrooms including the master bedroom that has walk in closet and 4 piece en-suite with free standing soaker tub plus tiled shower. Basement is fully developed with a third living room, two more bedrooms, nice full bathroom with tiled shower, and utility/storage room. Attached heated double car garage is a must have with our longer winters. Backyard has no rear neighbors, is fully fenced with a shed for storage. Icing on the cake is this home has CENTRAL AIR CONDITIONING! Book your viewing today as this home boasts over 2500sqft living space and will be sure to please!