



**12701 105**  
**Grande Prairie, Alberta**

**MLS # A2303764**



**\$472,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cleared, Corner Lot, Front Yard, Gentle Sloping, Landsc		

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

**Inclusions:** Shed, Fire pit

Fully developed modified bi-level in desirable Royal Oaks, ideally positioned on a corner lot with no rear neighbors. This 1,220 sq ft home offers 4 bedrooms and 2.5 bathrooms, including a private primary retreat above the garage featuring a jetted tub ensuite. The main floor showcases a bright, open-concept design with a cozy gas fireplace, spacious kitchen with ample cabinetry and counter space, and a large walk-in pantry&mdash;perfect for everyday living and entertaining. Step out from the dining area to a generous deck, ideal for relaxing or hosting. The fully finished basement adds a comfortable family room, two additional bedrooms, full bathroom, and laundry with plenty of storage. Complete with a heated double car garage and potential for RV parking, this property combines comfort, functionality, and location&mdash;conveniently within walking distance to both Catholic and Public schools, immediate possession available - this home is move in ready!