



GRASSROOTS

REALTY GROUP

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12410 106 Street
Grande Prairie, Alberta

MLS # GP208960



\$329,900

Division:	Royal Oaks		
Type:	House		
Style:	Bi-Level		
Size:	1,041 sq.ft.	Age:	2004 (15 yrs old)
Beds:	3 up / 1 down	Baths:	3
Possession:	Negotiable		
Garage:	Attached, Double		
Driveway:	Concrete		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl

Land: Landscaped

Features: Ceiling-Above 8 ft, Countertop(s)-Laminate, Deck, Drapery Rods, Ensuite, Non-Smoking Home, Pet-Free Home, Security System, Sump

Water: -

Sewer: Municipal

Taxes: \$ 3,714

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Wooden work bench in garage, 2 Sheds

Original owner in prestigious Royal oaks on a quiet street close to many parks and schools! This great 4 bed 3 bath bi level home with double attached garage is sure to please any buyer. Master Bedroom is a nice size with a walk in closet and 3 piece en suite with views of the yard. Open concept floor plan offers a welcoming vaulted ceiling, front sun soaked living room, kitchen with stainless steel appliances and a nice size dinning room. Enjoy sliding doors off the kitchen leading to your deck and landscaped yard with 2 sheds. This basement is partially developed and offers above grade windows for a well lite space. Enjoy the large recreation room, bedroom and (room develop a 5th bedroom) full bathroom and spacious laundry room. This home will not last, call your favorite Realtor today!