



GRASSROOTS
REALTY GROUP

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12513 105 Street
Grande Prairie, Alberta

MLS # A2124576



\$415,000

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,351 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully updated home, located in the amenities rich area of Royal Oaks, boasting 4 spacious bedrooms and 3 modern bathrooms. Enjoy the privacy of having no rear neighbours and the convenience of being close to schools and numerous amenities. The home features a plethora of upgrades including a new garage door and motor installed in 2016, and new shingles from the same year. The welcoming exterior is enhanced by a new doorbell and outdoor lights, both front and back. The deck invites relaxation with its new white railings and stairs. The kitchen's new countertops, light fixtures, and stylish subway tile backsplash give the space a desired modern feel. Essential appliances such as a gas stove, hood fan, dishwasher, and fridge are all under 10 years old, ensuring modern comforts. The office space and all three bathrooms have been refreshed with new countertops, sinks, taps, vinyl plank flooring, and light fixtures. Additional updates include new light fixtures in the foyer and master bedroom, new vinyl plank flooring in the kitchen, downstairs bedroom, and all bathrooms. The home's functionality is further enhanced by a new washer and dryer, a new hot water tank, and a recently installed motor in the furnace. Experience the warmth of the gas fireplace in the finished basement, perfect for cozy evenings. Every inch of the interior has been meticulously painted, from the front door to the window trim and baseboards, creating a fresh and inviting atmosphere. This home is a true gem, ready to welcome its new owners.