



GRASSROOTS
REALTY GROUP

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12721 105 Street
Grande Prairie, Alberta

MLS # A2135280



\$389,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,522 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard,		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows

Inclusions: Garage Door Openers & Control, Garage Heater, Garden Boxes

This home is in a fantastic location! Backing on to a school yard, you have no rear neighbours with green space directly behind! This well maintained home offers an open living main floor with a spacious entry, leading to the dedicated laundry area & a perfectly sized double heated garage! Heading up the stairs, you are greeted by the beautiful kitchen, offering dark maple cabinetry & contrasting stainless appliances (the fridge is next to new!). There is a great corner storage pantry & lots of additional cabinet & counter space here! The dining area is roomy, with a big window, offering tons of natural light. This space is directly leading to the spacious living area, which is also bathed in beautiful sunshine from a large front facing window. This 4 level split has the bedrooms & bathrooms on the upper level. The large main bath is smartly configured, offering lots of space for the entire family! There is an additional bedroom up, complete with a great sized closet & large window. The primary suite is quite a comfortable size, with plenty of room for all your furniture! There is a nicely appointed walk in closet, with updated shelving as well as a full ensuite! The ensuite is complete with a walk in shower, spacious vanity with storage. Heading down to the 3rd level, you will be greeted with a walk out access, which leads to the back yard & composite deck! The yard is well set up, with garden boxes ready for you & convenient irrigation, it is fully fenced & nicely landscaped with bushes & shrubs including a Saskatoon bush! Coming back in, the 3rd level is wide open & perfect for your TV or theater room! Could be an excellent children's play space, gym whatever you need it to be! Heading down to the undeveloped 4th level, you will see the potential for an additional bathroom, full bedroom with a closet & additional storage! This home is in great condition, all in a great location with great

neighbours! Call for more info!