



12106 105 Street
Grande Prairie, Alberta

MLS # A2140284



\$379,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,108 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Tv Mount, Attached Shelves, Garage Heater

Welcome to this fully developed 1108 sqft bi-level home, perfect for family living. Featuring 3 bedrooms on the main level, including a spacious master suite with a 3-piece ensuite and a walk-in closet, this home offers comfort and convenience. The bright kitchen boasts white cabinets, while the large living room with a cozy gas fireplace and attached dining area provides ample space for gatherings. A second 3-piece bath completes the main floor. The fully finished basement includes a massive rec room, a large bedroom, a full bath, and a combined laundry/utility room. Enjoy outdoor living in the fully fenced and landscaped backyard with a deck, and appreciate the built-in planters that enhance the front yard walkway. The double garage is heated, ensuring comfort year-round. Located in the family-oriented community of Royal Oaks, this home is near Roy Bickell and St. Catherine schools, shopping centers, parks, and trails. Don't miss out on this fantastic opportunity to own a piece of Royal Oaks!