



12913 Oak Road  
Grande Prairie, Alberta

MLS # A2181360



**\$499,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,496 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to this stunning, modern modified bilevel home, offering 4 spacious bedrooms and 3 full bathrooms, it is perfect for a family and entertaining. The bright and open main floor features a beautiful kitchen, dining area, and a comfortable living room, complemented by large windows that flood the space with natural light. The impressive master suite is located above the garage and features a luxurious ensuite with a walk-in shower, double sinks, and a generous walk-in closet. Two additional bedrooms and a full bathroom are conveniently located on the main floor. The fully finished basement offers a fourth bedroom and another full bathroom, providing ample space for guests or family. Step outside to the private deck, ideal for relaxing or hosting outdoor gatherings. The triple car garage is heated, offering plenty of room for vehicles and storage, while the extended driveway provides additional RV parking. This home is beautifully designed, with modern finishes throughout and plenty of space for your growing family. Located in a sought-after neighborhood with easy access to all amenities, this home truly has it all!