



**11945 107 Street
Grande Prairie, Alberta**

MLS # A2188137



\$374,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,321 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Private		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Sump Pump(s), Vinyl Windows, Wired for Sound

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: N/A

Welcome to your new home in Royal Oaks! This 5-bedroom, 3-bathroom home offers the perfect blend of style, comfort, and functionality. The main level features hardwood floors, creating a warm and inviting atmosphere, while the fully finished basement boasts brand-new carpet, making it a cozy retreat for family and friends. The kitchen is equipped with stainless steel appliances, perfect for preparing meals and entertaining. Step outside to enjoy the back deck and a fully fenced yard, offering privacy and the ideal space for outdoor activities. The home also backs onto an easement, providing extra seclusion and added charm. With a spacious double car garage, you'll have plenty of room for vehicles and storage. Conveniently located close to schools, parks, the hospital and all the amenities Royal Oaks has to offer, this property is perfect for families or anyone looking for their next home. Don't wait—homes like this don't stay on the market for long! Call or text today and come have a look!