



**12306 107 Street
Grande Prairie, Alberta**

MLS # A2201151



\$529,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,582 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Landscaped, See Remarks		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Brick, Vinyl Siding

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: Bar, Central Vacuum, Pantry, Wet Bar, Wired for Sound

Inclusions: fridge, stove, washer, dryer, dishwasher, microwave rangehood, window coverings, shed, GDO and remote, central vac, teak yard furniture, garburator, bar fridge down stairs

Charming Bungalow in Royal Oaks! This well-maintained bungalow offers everything you need for comfortable living! The spacious kitchen boasts updated cabinets, tons of counter space, and a large dining area with garden doors leading to a west-facing deck. The welcoming living room is ideal for relaxing, while the main floor features two bedrooms, including a generous primary suite with a 4-piece ensuite, plus the convenience of main-floor laundry. A versatile flex room above the garage can be used as a bedroom, office, family room, or little apartment. The finished basement is an entertainer's dream, with a large family room, wet bar, surround sound, two additional bedrooms, and a 4-piece bath. Enjoy outdoor living in the fenced, landscaped yard with a two-tier deck and shed. The heated garage, updated shingles (2021) and new vinyl plank flooring through out main floor add even more value. Don't miss this fantastic home—schedule your showing today!