



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12305 105 Street
Grande Prairie, Alberta

MLS # A2228738



\$459,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,416 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	Pantry, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: na

Immaculate modified bi-level in the highly sought after Royal Oaks! Step into this beautifully maintained home that has it all- starting with an extra wide driveway. From there you can park in the double car attached garage (24x22), that has plenty of space for all your toys and your vehicle! Continue into the home from the garage entrance you will find a great built in bench seat and spacious front entry way that has plenty of closet space for all your gear to be stashed away! From the entry way you can either go up or down into the fully finished basement complete with 2 large extra bedrooms, full bath with stand up shower, laundry room and a fabulous second living room with a gas fireplace! The oversized windows let in plenty of natural light! Upstairs you will find an open concept living, dining and kitchen, that is great for entertaining! Off the dining area through sliding glass doors is an enclosed sunroom, that is not heated but will keep you out of the elements all year long! Just outside of the the sunroom you will find a perfect spot for your BBQ with natural gas hook up on the maintenance free deck and stairs. Under the sunrooms you have a vast amount of storage for your lawn care tools and machines! There is a gate in the fully fenced and landscaped backyard that leads to an open field and to the Roy Bickell Public School. Back inside on the main level there is the main bathroom and a bedroom, perfect guests! Up the stairs you will walk into your private oasis in this lovely primary bedroom that is bright, spacious and feels like a luxury hotel, with the open arched doorway looking right onto the jacuzzi tub! This extra spacious ensuite also has a standup shower and a "water closet" (toilet room). The walk in closet finishes off the master bedroom! This home has new shingles, new central air, heated garage and a brand new washer and dryer! This is a fantastic family

home! Book your showing today!