



GRASSROOTS
REALTY GROUP

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12601 107A Street
Grande Prairie, Alberta

MLS # A2232716



\$424,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,101 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Located on a corner lot in the desirable Royal Oaks neighbourhood, this well-maintained home offers great space inside and out. The main floor features vaulted ceilings and a bright open layout, including a stylish kitchen with dark cabinetry, black appliances, and a gas stove. Upstairs, you'll find three bedrooms and two bathrooms, including a spacious master bedroom with a walk-in closet and private ensuite. The fully developed basement offers a large rec room, an additional bedroom, a full bathroom, and has been updated with new flooring and fresh paint. Attached double garage is insulated and heated!! Outside, the oversized driveway easily accommodates an RV, making it ideal for families with extra vehicles or recreational needs. A solid choice in a great location close to schools, parks, and shopping. Book your showing today!1