



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**12109 105 Street**  
**Grande Prairie, Alberta**

**MLS # A2232778**



**\$395,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,189 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Walk-In Closet(s)		

**Inclusions:** fridge, stove, washer, dryer, dishwasher, microwave rangehood, window coverings, GDO and remote

1189 sq.ft. bungalow with double attached garage offering comfort, space, and thoughtful updates throughout. Situated on a large, fully fenced lot, this home is perfect for families, first-time buyers, or anyone looking for a functional layout with room to grow. Welcoming living room with laminate flooring, flowing into the kitchen featuring a pantry and a coffee bar. The kitchen is equipped with a stove, dishwasher and microwave rangehood (1 year old), and fridge (3 years old). The main floor offers three bedrooms, all with laminate flooring. The primary suite includes a walk-in closet and a private 3-piece ensuite, while the main 4-piece bath serves the additional bedrooms and guests. Downstairs, the partially finished basement (approx. 80% complete) boasts a large family room, two additional bedrooms, a full 4-piece bathroom, and a dedicated laundry room. Enjoy outdoor living on the expansive 18x24 ground-level maintenance-free deck, perfect for BBQs and gatherings. The double garage is equipped with hot and cold taps. Additional features: Shingles replaced approx. 4&ndash;5 years ago, fully fenced yard &ndash; ideal for pets or kids, located near schools, parks, and amenities Don&rsquo;t miss your chance to own this home with ample space for the whole family. Book your showing today!