



GRASSROOTS
REALTY GROUP

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12413 105 Street
Grande Prairie, Alberta

MLS # A2285418



\$439,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,224 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Control

Great location with this well-maintained bi-level with tons of recent updates and a family-friendly layout! Ideally located in a desirable neighborhood backing onto Roy Bickell School — enjoy added privacy with NO rear neighbors and watch your kids walk to school! The bright main floor features a spacious sunken living room with beautiful bay-style windows that flood the space with natural light and feature gas fireplace. The functional kitchen offers ample cabinetry, modern appliances, and a spacious dining nook. Just off the kitchen you'll find 2 great sized bedrooms, main flr bath and a primary retreat with walk-in closet and full ensuite. The fully developed basement offers exceptional versatility with a large bedroom with access to 3rd full bathroom, and generous family space featuring brand new carpet and an amazing storage nook converted to unique kids hang-out! A separate garage-to-basement entrance adds flexibility for extended family, home office, or future rental potential. Recent updates include brand-new fence, newer hot water tank (3 years old) and a new washing machine. Move-in ready with exciting equity-building potential — a rare family home in an excellent location!