



12601 106 Street N
Grande Prairie, Alberta

MLS # A2300661



\$559,000

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,458 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		

Inclusions: hot tub, patio heater, TV in the bathroom, TV in the spare bedroom

Immaculate 4-Bedroom Modified Bi-Level in Desirable Royal Oaks Welcome to this beautifully maintained, no-carpet home offering 4 bedrooms and 3 full bathrooms, complete with air conditioning and a triple attached heated garage featuring sleek epoxy flooring. The bright, open entryway sets the tone with stylish shiplap detailing, leading into a stunning kitchen with granite countertops, newer stainless steel appliances, and a thoughtfully redesigned pantry. The dining area flows seamlessly to a two-tiered deck, equipped with a gas line for your BBQ, a hot tub, and a patio heater—perfect for effortless outdoor living. Set on a pie-shaped lot, the backyard is a private retreat with raised garden beds and a charming pergola. The inviting living room showcases a cozy gas fireplace. The primary suite offers a thoughtfully designed walk-in closet, private ensuite, and remote-control blinds for added comfort and convenience. The fully finished basement expands your living space with a large family room and a fourth bedroom. The standout bathroom features a spa-inspired shower with seven shower heads and elegant stonework. This home has many upgrades throughout, newer blinds, lighting fixtures, anti fog mirror and more. A true turnkey property that is stylish, functional, and move-in ready. Book your private showing today.