



12701 105
Grande Prairie, Alberta

MLS # A2303764



\$472,000

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,220 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Corner Lot, Front Yard, Gentle Sloping, Landsc		

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

Inclusions: Shed, Fire pit

Fully developed modified bi-level in desirable Royal Oaks, ideally positioned on a corner lot with no rear neighbors. This 1,220 sq ft home offers 4 bedrooms and 2.5 bathrooms, including a private primary retreat above the garage featuring a jetted tub ensuite. The main floor showcases a bright, open-concept design with a cozy gas fireplace, spacious kitchen with ample cabinetry and counter space, and a large walk-in pantry—perfect for everyday living and entertaining. Step out from the dining area to a generous deck, ideal for relaxing or hosting. The fully finished basement adds a comfortable family room, two additional bedrooms, full bathroom, and laundry with plenty of storage. Complete with a heated double car garage and potential for RV parking, this property combines comfort, functionality, and location—conveniently within walking distance to both Catholic and Public schools, immediate possession available - this home is move in ready!