



12613 105 Street  
Grande Prairie, Alberta

MLS # A2307544



**\$530,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** Window Coverings, Heated Garage, Garage Door Opener

Immaculate and modern modified bi level situated in the much desired subdivision of Royal oaks! This 5 bed 3 bath fully developed home is situated on spacious lot with no rear neighbor's! Main floor consists of open concept kitchen,dining and living room with 2 generous sized bedrooms and full bathroom. Large private master bedroom with full en-suite and walk in closet is situated above the garage. Basement is fully developed with massive living room, 2 bedrooms, full bathroom and laundry/utility room. Back yard is complimented with no rear neighbors and composite deck with access off the dining room. Garage is freshly finished with a nice garage heater. Home is with in walking distance to numerous amenities including Roy Bickel & St. Catherine's school as well as several bust stops, grocery store(s), mall, restaurants, college, and the new hospital!