



**GRASSROOTS**  
REALTY GROUP

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12718 105 Street  
Grande Prairie, Alberta

MLS # A2310324



**\$429,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,108 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** N/A

Immaculate home located in the desirable community of Royal Oaks featuring a beautiful kitchen that is sure to impress with its stylish design and functional layout. This well maintained property also offers a west facing backyard perfect for enjoying evening sunsets, a spacious primary bedroom complete with a full ensuite and walk in closet, elegant tile flooring, and a massive unfinished basement ready for future development to suit your needs. Conveniently located close to schools, shopping, walking trails, the hospital, Northwestern Polytechnic, and many other amenities, this home combines comfort, space, and an unbeatable location.