



GRASSROOTS
REALTY GROUP

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12110 105A Street
Grande Prairie, Alberta

MLS # A2326853



\$439,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,301 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lake, La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Vinyl Windows		

Inclusions: N/A

This fully developed 4 bedroom, 3 bathroom home is tucked away on a quiet street and sits on a large southwest-facing corner lot backing onto green space. The main floor features an open layout with a bright kitchen and living room, offering a huge amount of counter space that is perfect for cooking, entertaining, and everyday family life. The primary bedroom includes a walk-in closet and a 4-piece ensuite, while the home also offers two spacious living areas, each complete with a cozy gas fireplace. The fully developed basement features a massive family room, an additional bedroom, another full bathroom, and convenient access from the garage directly into the basement, adding extra functionality and flexibility. With a great layout, a beautiful lot, and a quiet location close to amenities, this Royal Oaks home is a fantastic opportunity.