



GRASSROOTS
REALTY GROUP

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12830 106A Street
Grande Prairie, Alberta

MLS # A2328059



\$549,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,746 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

BEAUTIFUL FULLY DEVELOPED HOME LOCATED IN ROYAL OAKS!!! This home offers 5 bedrooms & 4 bathrooms with 1747 sq ft of living space plus a developed basement. The kitchen has white cabinets, an island, a corner pantry, tiled backsplash, a dining area, and stainless steel appliances with a gas stove. The living room has a gas fireplace with built-in shelves. There is a 2-piece bathroom and laundry on the main level. The upstairs has the primary suite with a huge ensuite, walk-in closet, bedrooms 2 / 3, and a full bathroom. The basement has vinyl plank flooring with a family room, bedrooms 4/5, and a full bathroom. The backyard is fully-fenced, landscaped, there are a few trees, a shed, a fire-pit with a gazebo, and a 2-tier deck. The attached heated garage is 26 x 25. This home has A/C!!!! Close to schools and shopping. Book your showing today.