



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12709 105 ST
Grande Prairie, Alberta

MLS # A2334657



\$545,000

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,431 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Storage, Sump Pump(s)		

Inclusions: N/A

Beautifully Updated 2012 Modified Bi-Level | 5 Beds | 3 Baths | Under \$550,000 with NO REAR NEIGHBORS!!! Welcome home to this stunning, move-in-ready modified bi-level where modern elegance meets everyday comfort. Thoughtfully renovated from top to bottom, this spacious 5-bedroom, 3-bathroom home offers the perfect setting to create lasting family memories. Enjoy a bright open-concept layout filled with natural light, a beautifully redesigned kitchen with modern cabinetry and countertops, and a private primary retreat above the garage featuring a walk-in closet and ensuite. The fully finished basement provides a generous family room, two additional bedrooms, and a full bathroom—ideal for growing families or hosting guests. Recent upgrades include fresh paint throughout, luxury vinyl flooring, renovated kitchen and bathrooms, an updated fireplace, a new hot water tank, and a beautifully landscaped, fully fenced backyard complete with perennial gardens, and charming solar lighting. Perfectly located close to schools, shopping, the regional hospital, parks, and everyday amenities, this exceptional home delivers style, space, and unbeatable value—all for under \$550,000! Book your showing today with your favorite realtor!!