



GRASSROOTS
REALTY GROUP

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12314 107A Street
Grande Prairie, Alberta

MLS # A2336344



\$475,000

Division:	Royal Oaks		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,663 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s)		
Inclusions:	N/A		

UPDATED, PRIVATE & FULL OF POSSIBILITIES IN ROYAL OAKS 4 BED | 3 BATH | HEATED DOUBLE GARAGE | NO REAR NEIGHBOURS Located in desirable Royal Oaks, close to 3 schools, the new hospital and plenty of shopping, dining and everyday amenities, this beautifully maintained and updated 2004 home offers approximately 1,663 sq. ft. of comfortable, functional living space. The main level features vaulted ceilings, abundant natural light, modern finishes and vinyl plank flooring throughout. The bright kitchen offers stainless steel appliances, a large pantry and plenty of workspace, with the dining area opening onto the large deck and private west-facing backyard. The third level is a standout with a spacious rec room, gas fireplace and separate rear entrance, while the fourth level offers a large bedroom and full bathroom with radiant heat. Outside, enjoy the triple concrete driveway leading to the double heated garage, plus the added privacy of no rear neighbors. Additional features include newer shingles, 2013 furnace, hot water on demand, central A/C, central vacuum, and a 2025 fridge, stove. and side door. Great location, great parking, great privacy—and a home with plenty of room to live.