

**12318 107 Street**  
**Grande Prairie, Alberta**

**MLS # A2158115**



**\$399,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,089 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Suspended Ceiling, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** fridge, stove, dishwasher, washer, dryer, GDO

Immaculately kept and fully developed Bilevel with 5 bedrooms and 3 full baths. Master bedroom has ensuite. Basement has a gas fireplace, family room, custom and unique wet bar, and laundry room. Garage is finished, heated, and just as clean as the house. Yard is fenced and backs onto green space. Located in royal oaks in a quiet loop, across from a children's park. close to New Schools, shopping, and New Hospital.