

**12918 106A Street**  
**Grande Prairie, Alberta**

**MLS # A2181249**



**\$468,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,835 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island		

**Inclusions:** N/A

Very spacious 2 storey home in Royal Oaks with 1835 sq ft!! This home features 3 good size bedrooms and 2.5 bathrooms. The kitchen has a huge island, maple stained cabinets, tile backsplash, and a corner pantry. The dining area has patio doors that lead out to the backyard. The living room has a gas fireplace and is great for entertaining. There is hand-scraped hardwood throughout the living room, kitchen, and dining area. Main floor laundry and half bathroom complete the main floor. The upstairs has the primary suite with a walk-in closet, a full en-suite which includes double sinks, a jetted tub, and a separate shower. Bedrooms 2 / 3 and a full bathroom complete the upstairs. This home has AC!!! The garage is finished with a floor drain. The backyard is fenced, 2 tier deck, and landscaped. Don't miss out and book your showing today!