

12830 106a Street
Grande Prairie, Alberta

MLS # A2185738



\$489,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,746 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, 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, Tankless Hot Water		

Inclusions: Pergola, Shed , Trampoline

This stunning fully developed two-story home in Royal Oaks is a dream come true, offering a quiet location on a large pie-shaped lot with no rear neighbors, next to a park. The west-facing backyard is fully fenced, landscaped, and features a deck, pergola, firepit, shed, and mature trees—perfect for outdoor living. Inside, the bright and open layout boasts 9 ft ceilings, wide plank flooring, a cozy gas fireplace, and a gorgeous white kitchen with granite counters, stainless steel appliances, and a pantry. Upstairs, you'll find three spacious bedrooms, including a luxurious master suite with vaulted ceilings, a walk-in closet, and a spa-like ensuite. The professionally finished basement adds two more rooms, a stylish bathroom, and ample storage. With central air conditioning, a heated garage, and immaculate finishes throughout, this home is truly move-in ready!