

**11945 107 Street**  
**Grande Prairie, Alberta**

**MLS # A2188137**



**\$374,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	2002 (23 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 Yard, Front Yard, Lawn, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<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>	-
<b>Features:</b>	Sump Pump(s), Vinyl Windows, Wired for Sound		

**Inclusions:** N/A

Welcome to your new home in Royal Oaks! This 5-bedroom, 3-bathroom home offers the perfect blend of style, comfort, and functionality. The main level features hardwood floors, creating a warm and inviting atmosphere, while the fully finished basement boasts brand-new carpet, making it a cozy retreat for family and friends. The kitchen is equipped with stainless steel appliances, perfect for preparing meals and entertaining. Step outside to enjoy the back deck and a fully fenced yard, offering privacy and the ideal space for outdoor activities. The home also backs onto an easement, providing extra seclusion and added charm. With a spacious double car garage, you'll have plenty of room for vehicles and storage. Conveniently located close to schools, parks, the hospital and all the amenities Royal Oaks has to offer, this property is perfect for families or anyone looking for their next home. Don't wait—homes like this don't stay on the market for long! Call or text today and come have a look!