

**12914 106A Street  
Grande Prairie, Alberta**

**MLS # A2196975**



**\$499,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,470 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** GDO & control

Welcome to this wonderful family home in the desirable community of Royal Oaks! Situated just steps from a park and offering no rear neighbors, this modified bi-level home provides both privacy and convenience. Inside, you'll find 3 spacious bedrooms and 2 bathrooms, with fresh new paint throughout. The open concept kitchen is a dream, featuring a large island with seating, a pantry, and easy access to the backyard through the dining area—perfect for entertaining. Cozy up in the family room with a gas fireplace, or retreat to the large primary bedroom, complete with a walk-in closet and a 4 pc ensuite that boasts a dual vanity and a beautifully tiled shower. The unfinished basement offers endless possibilities to create additional living space tailored to your needs. This home combines comfort, style, and an unbeatable location. Home has air conditioning and plumbed for a gas BBQ if desired. Don't miss your chance to make it yours—schedule a viewing today!