

**12729 105 Street**  
**Grande Prairie, Alberta**

**MLS # A2201053**



**\$459,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

IMMACULATE HOME WITH NO REAR NEIGHBOURS!!! THIS FULLY DEVELOPED MODIFIED BI-LEVEL IS GORGEOUS! THE FULLY DEVELOPED BASEMENT PROVIDES ALL THE SPACE YOU NEED WITH AN OPEN GREAT ROOM CONCEPT AND A LARGE MASTER ABOVE THE GARAGE WITH ENSUITE AND A WALK-IN CLOSET. TWO MORE BEDROOMS ON THE MAIN AND ROOM FOR AN ADDITIONAL BEDROOM IN THE BASEMENT. THE KITCHEN IS LARGE AND OPEN WITH EAT-UP ISLAND, VAULTED CEILINGS, AND A DINING AREA THAT WALKS OUT TO A TWO-TIER DECK WITH A GAZEBO THAT OVERLOOKS THE GREEN SPACE AND CITY LIGHTS! ENTERTAINING SPACE DOWNSTAIRS WITH POOL TABLE AND DART BOARD, FINISHED LAUNDRY AND STORAGE AREA PLUS BATHROOM WITH NICE TILED SHOWER! RV PARKING, LANDSCAPED AND FENCED YARD WITH TOO MANY FEATURES TO ADD! EXCELLENT HOME IN A GREAT LOCATION! BOOK YOUR SHOWING TODAY!!!