



**12702 106 Street**  
**Grande Prairie, Alberta**

**MLS # A2161381**



**\$515,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,639 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Storage		

**Inclusions:** N/A

Family friendly home located in a family friendly neighbourhood. This amazing fully developed Two storey home in Royal Oaks offers 5 bedrooms, 4 bathrooms, heated triple car garage, AC, and fully landscaped yard. All you need to do is move in and make lasting memories in your new home. The main floor features open concept kitchen that is both functional and attractive with its large central island, newer appliances, tons of counter space and storage. The dining room is also spacious with large windows to allow lots of natural light and easy access to back deck for your enjoyment. Living room has good square footage and feature fireplace to enjoy. Main level is complete with half bathroom, laundry / mud room and access to garage. Upstairs welcomes you with a massive master bedroom that also contains 5 piece ensuite and large walk-in closet. The two additional bedrooms are exceptionally spacious and also offers 3 piece full bathroom to complete this level. Basement is fully developed with family room, 2 bedrooms, full bathroom and storage / utility room to complete the living space inside. Back yard has been tastefully landscaped with plenty of trees and shrubs to give a personal oasis of you own with west facing yard. Location is minutes away from a public and Catholic school, plus lots of amenities and green space to enjoy and use. Make this quiet, yet centrally located home, yours to grow your roots into the Grande Prairie community for years to come.