

12802 106a Street  
Grande Prairie, Alberta

MLS # A2173973



**\$424,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Welcome to Your Dream Home in Royal Oaks! This beautifully maintained 1103 sq ft Bi-Level, built in 2012, is where modern style meets ultimate convenience. Nestled in the heart of Royal Oaks, this home is steps from schools, Hospital, shopping centers, and walking trails—perfect for families and professionals seeking a balanced lifestyle. As you enter, you’ll be greeted by a bright, spacious entryway leading to a seamless open-concept living area. Natural light floods the space from the large windows, creating a warm, welcoming ambiance throughout the living and dining areas. The kitchen is a chef’s dream with ample counter space, Dark cabinetry - ideal for casual meals or entertaining guests. Step outside onto your private deck overlooking a generously sized yard—an ideal setting for outdoor fun, relaxation, or weekend BBQs. On the main level, you’ll find three comfortable bedrooms, including a large primary bedroom with a walk-in closet and a 3-piece ensuite. Two additional bedrooms share a full bath, providing ample room for the whole family. The fully developed basement offers even more living space with a cozy family room, perfect for movie nights, a fourth bedroom that’s great for guests or as a home office, and another 3-piece bathroom. Plus, the heated double garage ensures comfort and ease during the cold Alberta winters. This home is move-in ready, offering the perfect backdrop for your next adventure. Don’t miss out on the chance to call Royal Oaks home! Contact your REALTOR® today for a private viewing.