

**11918 105 Street**  
**Grande Prairie, Alberta**

**MLS # A2183612**



**\$435,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Royal Oaks   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,051 sq.ft.   | <b>Age:</b>   | 2000 (24 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Heated Garage, Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot   |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <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>   | Crawl Space, Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                   | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, No Animal Home, Storage, Sump Pump(s) |                   |    |

**Inclusions:** Built in BBQ in back deck

**\*\*IMMEDIATE POSSESSION\*\*** This home has pride of ownership showing throughout. As you enter this non-smoking and pet-free home, you are welcomed with higher ceilings and the warmth of the gas fireplace lighting up a cozy living room. Aside from the living and only a few steps away, we have the Kitchen, main bathroom and 3 bedrooms situated upstairs. One bedroom, bathroom occupy downstairs along with a family room and plenty of storage below main level. Your future home is located on a priority road therefore, it is plowed and cleared more frequently than most during the winter months. Enjoy summer days taking in the sunset on the back deck or relaxing in the 3 person swing in the pergola. You will also notice you are close to all amenities, minutes away from school, parks, playground, and the new hospital. Don't miss your chance to call this one home! Book your showing now!