

**12709 105 Street**  
**Grande Prairie, Alberta**

**MLS # A2190951**



**\$469,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this beautifully upgraded 1,441 sq. ft. modified bi-level located in the desirable Royal Oaks neighborhood. Featuring 5 bedrooms and 3 bathrooms, this home offers exceptional value and thoughtful upgrades throughout. The main floor boasts an inviting gas fireplace and elegant hardwood flooring in the living room, complemented by ceramic tile in the spacious kitchen and dining area. The gourmet kitchen includes quartz countertops, a convenient island, a corner pantry, and ample cabinet space, making it perfect for family gatherings and entertaining. Retreat to the massive master bedroom complete with a walk-in closet and a luxurious 6-ft soaker tub in the ensuite. Enjoy your mornings or evenings on the east-facing deck overlooking open fields with no rear neighbors, ensuring privacy and tranquility. The fully developed basement features a spacious and well-lit family room, two large bedrooms, and a modern bathroom. Additional features include large windows allowing natural light throughout the home, a spacious and welcoming entrance way, gas line to the deck for BBQs, and a tiled stairway for a modern touch. This move-in-ready home is perfectly suited for a growing family and offers everything you need for comfortable and stylish living. Don't miss the opportunity to own this incredible property in Royal Oaks!