

12438 106 Street  
Grande Prairie, Alberta

MLS # A2219389



# \$412,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,580 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

IMMACULATE FULLY DEVELOPED 4-LEVEL SPLIT HOME IN ROYAL OAKS!!! This 4 bedroom and 3 bathroom home is located on a large corner lot with gorgeous landscaping!!! The kitchen has navy & grey cabinets, stainless steel appliances, and a corner pantry. Open-concept dining and living room with vinyl plank flooring. The 2nd level has the primary suite with a 3 piece ensuite, a walk-in closet, bedroom 2, and a full main bathroom. The 3rd level has a large family room with a walk-out, bedroom 3, and a 3 piece bathroom. The 4th level has a 4th bedroom and laundry room. The backyard is fully fenced, is landscaped, fire pit area, a shed, and a large deck. The attached double garage is heated. There is a new hot water tank and a new washer & dryer. This home is perfect for a growing family!!! Book your showing today!!