

**12430 106A Street
Grande Prairie, Alberta****MLS # A2244492****\$389,900**

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,518 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub		

Inclusions: N/A

Very well-kept 2 storey home in Royal Oaks!!! This 3 bedroom & 3 1/2 bathroom home is located in a quiet cul-de-sac. This home has a large entrance with tile floors. The kitchen has tons of maple cabinets, stainless steel appliances, an island with a raised eating bar, a desk area, and a dining area with access to the deck. The living room has a gas fireplace and laminate floors. There is a 2 piece bathroom and main floor laundry with access to the attached garage. Upstairs has a large primary suite with his / hers double closets, and a gorgeous ensuite with jetted tub and separate shower, bedrooms 2 & 3, and 4 piece bathroom complete the upstairs. The basement is undeveloped but does have a 3 piece bathroom, and room for a future family room and 4th bedroom. The backyard is fully fenced, has a fire pit, and is landscaped. Huge RV parking along the side of the garage. Quick possession!!! Don't miss out and book your showing today!!!!