

12002 105 Street
Grande Prairie, Alberta

MLS # A2243167

\$424,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,187 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, Street Lighting		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener, All Window Coverings, All Light Fixtures		

NOW OFFERING AN OCTOBER 15TH POSSESSION! Step into this bright and modern family home, where vaulted ceilings, large windows, and fresh white paint create a warm and inviting atmosphere. The main level showcases beautiful hardwood flooring, a thoughtfully designed kitchen with ample cabinets and counter space, and a spacious dining area perfect for family gatherings. With 4 bedrooms and 3 full baths, including a private primary suite with walk-in closet and 3-piece ensuite, there's room for everyone. The additional main-level bedrooms are generously sized with big windows and great closet space. The fully finished lower level adds even more living space with a large, versatile family room, 4th bedroom, a full bath, and a well-appointed laundry area complete with cabinetry, folding space, and room for extras. Outside, enjoy the especially large, fully fenced yard backing an easement for privacy, plus a great deck and lower patio for outdoor entertaining. A long concrete driveway provides ample parking and leads to the heated, finished garage with extra storage and workspace. Recent updates include new shingles (2021) and a sump pump (2024). This move-in ready home is perfectly located near schools, parks, shopping, and city routes—an ideal fit for family living! Call your favorite REALTOR® today to book a showing.