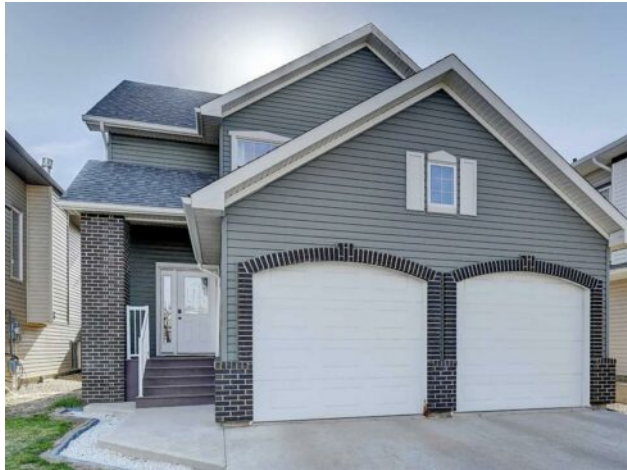


12617 106 Street
Grande Prairie, Alberta

MLS # A2221405



\$499,999

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,750 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: none

ABSOLUTELY IMPECCABLE 1,750 SQ FT TWO-STOREY HOME IN ROYAL OAKS! This beautifully maintained residence offers three spacious bedrooms and three full bathrooms across two levels of expertly finished living space. Step inside to a bright, open-concept main floor where durable laminate and tile flooring flows seamlessly through the foyer, living, dining, and kitchen areas. A striking feature wall anchors the living room, flanked by a cozy gas fireplace—perfect for gatherings or quiet evenings at home. The modern kitchen boasts a large island, stainless-steel appliances, and plentiful cabinetry—ideal for everyday meals and entertaining alike. A convenient powder room and mudroom off the attached double garage keep daily routines organized. Upstairs, the primary suite serves as your private sanctuary, complete with its own feature wall, a generous walk-in closet, and a lavish ensuite bath. Two additional bedrooms share a well-appointed full washroom alongside an upper-level laundry nook for added convenience. The fully developed basement adds even more living space with vinyl plank flooring throughout. Enjoy a spacious rec room—ideal for a home office, gym, or media area—plus the third full bathroom to serve guests or family. Outside, the fully fenced backyard invites you to relax under the custom-built pergola on the patio, creating a shaded retreat for summer barbecues or morning coffee. The attached double garage provides secure parking and extra storage, while mechanical highlights include a high-efficiency furnace, soft-water system, and central-vacuum rough-in. Turnkey and move-in ready, this Royal Oaks gem won't last long—schedule your private showing today!