

**12005 105A Street
Grande Prairie, Alberta**

MLS # A2235558



\$449,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,184 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Irregular Lot, Landscaped, Level, See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Kitchen Island, See Remarks		

Inclusions: Fridge, stove, dishwasher, microwave, all window coverings, washer, dryer, 3 island chairs, hot tub, garage door opener and one remote.

Welcome Home! This beautifully updated home features a total of four bedrooms, three full bathrooms, and fully developed basement. It is located on a quiet street and shows pride of ownership throughout — just move in and enjoy! Featuring an open floor plan with soaring vaulted ceilings, this home offers space, style, and comfort. Recent upgrades include a stunning kitchen with upgraded cabinets with quartz countertops, tile backsplash. Additional upgrades include paint and flooring throughout, air conditioner and shingles. The fridge and washer are almost brand new. The spacious, fenced backyard is perfect for entertaining, complete with upper and lower decks, a hot tub, and a raised planter for your green thumb. Enjoy the added bonus of a finished and heated garage. A true gem — don't miss this opportunity!