

**12517 107 Street
Grande Prairie, Alberta**

MLS # A1152106



\$349,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,511 sq.ft.	Age:	2004 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Open Floorplan		

Inclusions: title insurance in lieu of RPR, shed, tree

READY TO MOVE INTO A 4 BEDROOM HOME WITH DOUBLE GARAGE. This 1,527sq ft home is ready for a new family! The main level welcomes you in through the front foyer to an open concept living/dining room featuring , large windows and new vinyl plank. The adjacent kitchen offers ample cabinets, with natural coloured wood cabinetry, SS appliances, pantry and a breakfast nook that has garden door access to the large back deck. Completing this level is a 2 PC powder room and laundry. Upstairs you'll find 3 good sized bedrooms, including a master bedroom, walk-in closet and a 4 PC ensuite. Completing this level is another 4 PC bathroom and two bedrooms. The basement offers another bedroom with ensuite, den, family room and flex space. The huge back yard is fully fenced, landscaped, irrigation in backyard and has a large back deck where you can enjoy summer BBQs. Located in Royal Oakes, close to schools, shopping, restaurants , new hospital and all the great amenities. Call 12517-107 street your next home address! Book your showing today!