

**12201 104A Street  
Grande Prairie, Alberta**

**MLS # A2246762**



**\$477,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,293 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Irregular Lot, Landscaped, Private		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Any of the seller's collectables

Stunning 5-Bedroom Home in Sought-After Royal Oaks – Move-In Ready! Are you looking for a fully developed, beautifully maintained 5-bedroom home in Grande Prairie? Look no further! This gorgeous property is perfectly situated on a quiet loop in the desirable Royal Oaks neighborhood, just minutes from schools, parks, shopping, and all amenities. It's a one-owner home that is smoke-free and pet-free. Step inside and be greeted by a spacious front entry with a large closet and wide staircases leading both up and down. The upper level features vaulted ceilings, engineered maple hardwood floors, and a bright, open kitchen with ample cabinetry – perfect for family living and entertaining. The generous primary bedroom easily accommodates a king-sized bed and features a walk-in closet. Downstairs, you'll find a large family room with a cozy gas fireplace, two more spacious bedrooms, and a full 4-piece bathroom – ideal for guests or growing families. This home comes fully loaded with air conditioning, a heated garage, and a full irrigation system in both the front and back yards. The backyard is beautifully landscaped, well maintained, and backs onto a peaceful easement, providing extra privacy. Don't miss your chance to own this turn-key home in one of Grande Prairie's most family-friendly communities. Reach out to your favorite REALTOR® today to book a showing!