

**12613 105 Street
Grande Prairie, Alberta**

MLS # A2307544



\$530,000

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,248 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: Window Coverings, Heated Garage, Garage Door Opener

Immaculate and modern modified bi level situated in the much desired subdivision of Royal oaks! This 5 bed 3 bath fully developed home is situated on spacious lot with no rear neighbor's! Main floor consists of open concept kitchen,dining and living room with 2 generous sized bedrooms and full bathroom. Large private master bedroom with full en-suite and walk in closet is situated above the garage. Basement is fully developed with massive living room, 2 bedrooms, full bathroom and laundry/utility room. Back yard is complimented with no rear neighbors and covered composite deck with access off the dining room. Garage is freshly finished with a nice garage heater. Home is with in walking distance to numerous amenities including Roy Bickel & St. Catherine's school as well as several bus stops, grocery store(s), mall, restaurants, NWP , and the Grande Prairie Regional Hospital!