

**11902 107 Street**  
**Grande Prairie, Alberta**

**MLS # A2218427**



**\$499,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Royal Oaks  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 1 and Half Storey   |               |                   |
| <b>Size:</b>     | 1,861 sq.ft.  | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Triangu |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | In Floor, Forced Air, 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>   | Stucco, Wood Frame   | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Central Vacuum, High Ceilings, Kitchen Island, Pantry, Sump Pump(s), Walk-In Closet(s) |                   |    |

**Inclusions:** n/a

Custom built home in a great location. No houses behind; backs onto a greenspace/dog park and also has an easement beside. This is not a cookie cutter house but a unique home loaded with features. Great curb appeal with it's stucco exterior and you will notice the new shingles. When entering the front door you will see the double doors which lead to the office with built in cabinetry. This space is perfect for someone who needs a home office or an ideal homework spot for the kids. The kitchen/dining and living space is open concept and very impressive with it's soaring vaulted ceiling and all the windows. The kitchen has a lots of cabinetry, a pantry, island with Jenn air cooktop. The dining area will accommodate a large table. The living room has a real wood burning fireplace. This home has two primary suites. One is located on the main floor and it has full ensuite, dual closets, washer/dryer and access to the 3 season room and the deck/spacious backyard. Completing the main floor is the half bath and access to the heated garage. The second floor has the second primary suite with walk in closet, gas fireplace, and ensuite with shower & soaker tub. The second floor also has a very unique bonus room which overlooks the main floor. The basement has nice family room, flex room (could be a bedroom but no closet), 2 more bedrooms, bathroom and designated laundry room with cabinetry. The basement also has in floor heat and the yard has an irrigation system. Contact your Realtor to view to great home