

**12601 107A Street**  
**Grande Prairie, Alberta**

**MLS # A2232716**



**\$424,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** N/A

Located on a corner lot in the desirable Royal Oaks neighbourhood, this well-maintained home offers great space inside and out. The main floor features vaulted ceilings and a bright open layout, including a stylish kitchen with dark cabinetry, black appliances, and a gas stove. Upstairs, you'll find three bedrooms and two bathrooms, including a spacious master bedroom with a walk-in closet and private ensuite. The fully developed basement offers a large rec room, an additional bedroom, a full bathroom, and has been updated with new flooring and fresh paint. Attached double garage is insulated and heated!! Outside, the oversized driveway easily accommodates an RV, making it ideal for families with extra vehicles or recreational needs. A solid choice in a great location close to schools, parks, and shopping. Book your showing today!1