

**12005 105A Street**  
**Grande Prairie, Alberta**

**MLS # A2235558**



**\$449,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	City Lot, Irregular Lot, Landscaped, Level, See Remarks		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Kitchen Island, See Remarks		

**Inclusions:** Fridge, stove, dishwasher, microwave, all window coverings, washer, dryer, 3 island chairs, hot tub, garage door opener and one remote.

Welcome Home! This beautifully updated home features a total of four bedrooms, three full bathrooms, and fully developed basement. It is located on a quiet street and shows pride of ownership throughout — just move in and enjoy! Featuring an open floor plan with soaring vaulted ceilings, this home offers space, style, and comfort. Recent upgrades include a stunning kitchen with upgraded cabinets with quartz countertops, tile backsplash. Additional upgrades include paint and flooring throughout, air conditioner and shingles. The fridge and washer are almost brand new. The spacious, fenced backyard is perfect for entertaining, complete with upper and lower decks, a hot tub, and a raised planter for your green thumb. Enjoy the added bonus of a finished and heated garage. A true gem — don't miss this opportunity!