

12614 106 Street
Grande Prairie, Alberta

MLS # A2327838



\$479,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,279 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage Heater, Gazebo, Greenhouse, TV + Hardware x 2

Perfectly positioned in the highly sought after community of Royal Oaks, this beautifully maintained DIRHAM built bungalow showcases the ever popular Aspen floor plan and has been proudly cared for by only two owners since new. Built by one of Grande Prairie's longest standing and most respected homebuilders, this exceptional 4 bedroom, 3 bathroom home offers an ideal blend of quality craftsmanship, functionality, and comfort just minutes from the new regional hospital, excellent schools, parks, walking trails, shopping, restaurants, and countless amenities throughout the city's desirable northwest corridor. The bright, open concept main floor is designed for both entertaining and everyday living, featuring rich espresso cabinetry, upgraded countertops, stylish tile backsplash, a large island with raised eating bar, abundant cabinetry, and a spacious dining area that flows effortlessly into the welcoming living room. One of the most desirable features of this layout is the practical everyday convenience of entering through the heated, insulated garage into the main floor laundry and mudroom, continuing through the walk-through pantry directly into the kitchen making grocery trips effortless, especially during the cold Alberta winters. The main level also offers a generous front bedroom beside a full bathroom, while the spacious master bedroom features a walk-in closet and a luxurious master ensuite complete with dual sinks, an oversized vanity, jetted soaker tub, and double shower. NO CARPET throughout, the home offers a cleaner, low maintenance living environment that's easy to keep looking its best. The beautifully finished basement provides outstanding additional living space with two large bedrooms, another full bathroom, an expansive family and recreation room, plus a versatile flex area perfect for a home office, gym, or games room. Outside, enjoy a

beautifully landscaped west facing backyard featuring a spacious deck with gazebo, lush lawn, and a charming greenhouse, while central air conditioning keeps you comfortable all summer long. Completing the package is the fully insulated and heated 22.5' x 24.5' attached double garage. Combining an unbeatable Royal Oaks location, this is a home you'll be proud to own. Book your private showing today!