## 12606 107A Street
## Grande Prairie, Alberta

### MLS # A2213075



# $529,900

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| **Division:** | Royal Oaks |
| **Type:** | Residential/House |
| **Style:** | Modified Bi-Level |
| **Size:** | 1,348 sq.ft. |
| **Age:** | 2012 (13 yrs old) |
| **Beds:** | 4 |
| **Baths:** | 3 |
| **Garage:** | Double Garage Attached, Parking Pad |
| **Lot Size:** | 0.16 Acre |
| **Lot Feat:** | No Neighbours Behind |

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| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Hardwood, Vinyl | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Finished, Full | **LLD:** | - |
| **Exterior:** | Concrete, Vinyl Siding, Wood Frame | **Zoning:** | RG |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | See Remarks | | |

**Inclusions:** none

Welcome to your new home! This fully developed 1348 sq ft modified bi-level has everything you could ask for.  The main floor features a large U-shaped kitchen with plenty of counter space & under-cabinet lighting, a spacious dining area, and a living room with hardwood flooring & a gas fireplace.   Also located on the main floor are 2 bedrooms and a 3-piece bathroom.   The primary bedroom is located above the garage and has a walk-in closet and a 3-piece ensuite bathroom.  Recent upgrades include new paint and carpets in 2024.  Feel comfortable year-round with central air conditioning and a heated garage.  In the basement, you'll find a spacious living room with surround speakers, a large bedroom, and a 3-piece bathroom with a walk-in tile shower.   The basement play area could function as a workout space or be easily converted to a 5th bedroom.   The exterior of this home will certainly check all the boxes, starting with the extra-wide driveway that can accommodate large vehicles and RV parking simultaneously.  New concrete sidewalks and landscaping lead to the private backyard oasis.   The west-facing deck is partially covered with plenty of space for patio furniture,  a gas line for a BBQ, and a massive under-deck storage area.   Lastly, enjoy the picturesque view of Hidden Valley Ranch and those beautiful sunsets Alberta is known for.  Call your realtor today for a private showing.