

**12609 107 Street**  
**Grande Prairie, Alberta**

**MLS # A2219628**



**\$504,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,755 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	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>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** n/a

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom home in the heart of Royal Oaks. Enjoy unbeatable convenience with quick access to multiple schools, shopping, parks, scenic walking and biking trails, and the hospital, all just minutes from your doorstep. Step inside to discover a bright and functional main floor designed with both everyday living and entertaining in mind. The expansive kitchen features granite countertops, stainless steel appliances, a large corner pantry, and an abundance of cabinetry for all your storage needs. The adjoining dining area opens directly onto a low-maintenance vinyl deck and a fully landscaped backyard. Perfect for outdoor dining and summer gatherings. Soaring 20-foot ceilings and a cozy gas fireplace create a striking yet welcoming atmosphere in the living room. The main level also includes a large office, a 2-piece guest bathroom and a dedicated laundry room with a new washer and dryer for convenience. Upstairs, the spacious primary suite offers a relaxing retreat with a walk-in closet, his-and-hers sinks, a luxurious corner jacuzzi tub, and a large seated shower. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement, completed in 2018, extends your living space with a generous rec room, an additional bedroom, and a modern 3-piece bathroom. Ideal for movie nights, a home gym, or accommodating guests. Additional features include a high-efficiency furnace, low-E Argon energy-efficient windows, hot water on demand, and a central vacuum system. This turn-key home offers the perfect blend of style, comfort, and functionality in a great neighborhood. Don't miss your opportunity to call it yours!