

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

**MLS # A2213075**



**\$529,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<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>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.