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12002 105 Street  
Grande Prairie, Alberta

MLS # A2243167



\$424,900

|           |                                                       |        |                   |
|-----------|-------------------------------------------------------|--------|-------------------|
| Division: | Royal Oaks                                            |        |                   |
| Type:     | Residential/House                                     |        |                   |
| Style:    | Bi-Level                                              |        |                   |
| Size:     | 1,187 sq.ft.                                          | Age:   | 1999 (26 yrs old) |
| Beds:     | 4                                                     | Baths: | 3                 |
| Garage:   | Concrete Driveway, Double Garage Attached, Off Street |        |                   |
| Lot Size: | 0.13 Acre                                             |        |                   |
| Lot Feat: | Back Lane, Landscaped, Lawn, Level, Street Lighting   |        |                   |

|             |                                                                                                                                                                        |            |    |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Central, Forced Air, Natural Gas                                                                                                                                       | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                                                                         | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                                                                                        | Condo Fee: | -  |
| Basement:   | Finished, Full                                                                                                                                                         | LLD:       | -  |
| Exterior:   | Brick, Concrete, Vinyl Siding, Wood Frame                                                                                                                              | Zoning:    | RS |
| Foundation: | Poured Concrete                                                                                                                                                        | Utilities: | -  |
| Features:   | Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |            |    |
| Inclusions: | Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener, All Window Coverings, All Light Fixtures                                                                 |            |    |

Step inside this light and bright modern family home, where large windows, vaulted ceilings, and fresh white paint create an inviting and spacious atmosphere. Beautiful hardwood flooring runs throughout the main level, a warm inviting feature. The floorplan offers a well-designed kitchen with ample counter and cabinet space, open to a generous dining area—perfect for family meals and entertaining. All appliances are included, making this home truly move-in ready. The home offers 4 spacious bedrooms and 3 full baths, including a private primary suite with walk-in closet and 3-piece ensuite. The additional bedrooms on this main level are both a great size, complete with large light-filled windows & great closets. The fully finished lower level extends your living space with a bright, large multipurpose family room, 4th spacious bedroom, nicely finished laundry area with tons of cabinetry & folding space, room for a freezer & more. There is an additional full bathroom—ideal for guests, teens, or a home office setup. Located in a highly desirable, family-friendly neighborhood close to schools, parks, playgrounds, shopping, transit, and city routes, this home also boasts an extra-large, fully fenced and landscaped yard backing an easement for added privacy. Enjoy outdoor living on the upper deck and lower patio. A long concrete driveway provides plenty of parking and leads to a spacious, finished and heated garage with additional storage and workspace. Updates include new shingles (2021) and a sump pump (2024). A perfect fit for modern family living! Call your favourite Realtor to set up a showing!