

12417 106 Street  
Grande Prairie, Alberta

MLS # A2284069



## \$449,900

**Division:** Royal Oaks

**Type:** Residential/House

**Style:** Bi-Level

**Size:** 1,100 sq.ft. **Age:** 2003 (23 yrs old)

**Beds:** 4 **Baths:** 3

**Garage:** Double Garage Attached

**Lot Size:** 0.12 Acre

**Lot Feat:** See Remarks

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Mixed

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** NA

Located on a quiet secondary street in Royal Oaks, this 1,099 sq. ft. home features 4 bedrooms, 3 bathrooms, and a fully developed basement. The space has been updated with modern vinyl plank flooring, fresh paint, and new light fixtures. Practical features include central air conditioning for the summer and a double attached heated garage for the winter months. The basement is set up for entertainment with built-in home theater speakers already in place. The location is ideal for families, sitting within walking distance of Roy Bickell Public School, St. Catherine Catholic School, and public transit. This is a clean, updated home that is ready for a new owner. Contact your Realtor of choice to book a viewing!