

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
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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!