

12201 104A Street  
Grande Prairie, Alberta

MLS # A2246762



\$489,000

|           |                                              |        |                   |
|-----------|----------------------------------------------|--------|-------------------|
| Division: | Royal Oaks                                   |        |                   |
| Type:     | Residential/House                            |        |                   |
| Style:    | Bi-Level                                     |        |                   |
| Size:     | 1,272 sq.ft.                                 | Age:   | 2005 (20 yrs old) |
| Beds:     | 5                                            | Baths: | 3                 |
| Garage:   | Double Garage Attached                       |        |                   |
| Lot Size: | 0.13 Acre                                    |        |                   |
| Lot Feat: | City Lot, Irregular Lot, Landscaped, Private |        |                   |

|             |                                                                                 |            |    |
|-------------|---------------------------------------------------------------------------------|------------|----|
| Heating:    | Central, Natural Gas                                                            | Water:     | -  |
| Floors:     | Carpet, Hardwood, Tile                                                          | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                 | Condo Fee: | -  |
| Basement:   | Finished, Full                                                                  | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame                                                        | Zoning:    | RS |
| Foundation: | Poured Concrete                                                                 | Utilities: | -  |
| Features:   | Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home |            |    |

Inclusions: Any of the seller's collectables

Stunning 5-Bedroom Home in Sought-After Royal Oaks – Move-In Ready! Are you looking for a fully developed, beautifully maintained 5-bedroom home in Grande Prairie? Look no further! This gorgeous property is perfectly situated on a quiet loop in the desirable Royal Oaks neighborhood, just minutes from schools, parks, shopping, and all amenities. Step inside and be greeted by a spacious front entry with a large closet and wide staircases leading both up and down. The upper level features vaulted ceilings, engineered maple hardwood floors, and a bright, open kitchen with ample cabinetry – perfect for family living and entertaining. The generous primary bedroom easily accommodates a king-sized bed and features a walk-in closet. Downstairs, you’ll find a large family room with a cozy gas fireplace, two more spacious bedrooms, and a full 4-piece bathroom – ideal for guests or growing families. This home comes fully loaded with air conditioning, a heated garage, and a full irrigation system in both the front and back yards. The backyard is beautifully landscaped, well maintained, and backs onto a peaceful easement, providing extra privacy. Don’t miss your chance to own this turn-key home in one of Grande Prairie’s most family-friendly communities. Reach out to your favorite REALTOR® today to book a showing!