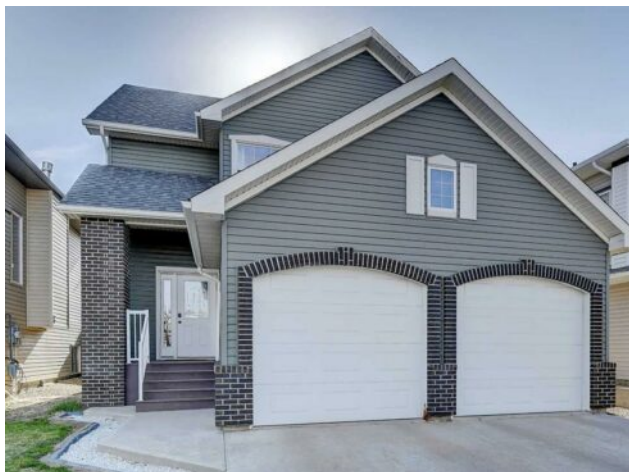




www.keyz.ca  
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12617 106 Street  
Grande Prairie, Alberta

MLS # A2221405



**\$499,999**

|           |                                       |        |                   |
|-----------|---------------------------------------|--------|-------------------|
| Division: | Royal Oaks                            |        |                   |
| Type:     | Residential/House                     |        |                   |
| Style:    | 2 Storey                              |        |                   |
| Size:     | 1,750 sq.ft.                          | Age:   | 2011 (14 yrs old) |
| Beds:     | 3                                     | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                |        |                   |
| Lot Size: | 0.12 Acre                             |        |                   |
| Lot Feat: | Cul-De-Sac, Low Maintenance Landscape |        |                   |

|             |  |            |    |
|-------------|--|------------|----|
| Heating:    | Central  | Water:     | -  |
| Floors:     | Tile, Vinyl Plank  | Sewer:     | -  |
| Roof:       | Asphalt Shingle  | Condo Fee: | -  |
| Basement:   | Finished, Full   | LLD:       | -  |
| Exterior:   | Brick, Vinyl Siding  | Zoning:    | RG |
| Foundation: | Poured Concrete  | Utilities: | -  |
| Features:   | Built-in Features, Ceiling Fan(s), Central Vacuum, Tankless Hot Water, Walk-In Closet(s) |            |    |

Inclusions: none

ABSOLUTELY IMPECCABLE 1,750 SQ FT TWO-STOREY HOME IN ROYAL OAKS! This beautifully maintained residence offers three spacious bedrooms and three full bathrooms across two levels of expertly finished living space. Step inside to a bright, open-concept main floor where durable laminate and tile flooring flows seamlessly through the foyer, living, dining, and kitchen areas. A striking feature wall anchors the living room, flanked by a cozy gas fireplace—perfect for gatherings or quiet evenings at home. The modern kitchen boasts a large island, stainless-steel appliances, and plentiful cabinetry—ideal for everyday meals and entertaining alike. A convenient powder room and mudroom off the attached double garage keep daily routines organized. Upstairs, the primary suite serves as your private sanctuary, complete with its own feature wall, a generous walk-in closet, and a lavish ensuite bath. Two additional bedrooms share a well-appointed full washroom alongside an upper-level laundry nook for added convenience. The fully developed basement adds even more living space with vinyl plank flooring throughout. Enjoy a spacious rec room—ideal for a home office, gym, or media area—plus the third full bathroom to serve guests or family. Outside, the fully fenced backyard invites you to relax under the custom-built pergola on the patio, creating a shaded retreat for summer barbecues or morning coffee. The attached double garage provides secure parking and extra storage, while mechanical highlights include a high-efficiency furnace, soft-water system, and central-vacuum rough-in. Turnkey and move-in ready, this Royal Oaks gem won't last long—schedule your private showing today!