



12606 107A Street
Grande Prairie, Alberta

MLS # A2213075



\$529,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,348 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to your new home! This fully developed 1348 sq ft modified bi-level has everything you could ask for. The main floor features a large U-shaped kitchen with plenty of counter space & under-cabinet lighting, a spacious dining area, and a living room with hardwood flooring & a gas fireplace. Also located on the main floor are 2 bedrooms and a 3-piece bathroom. The primary bedroom is located above the garage and has a walk-in closet and a 3-piece ensuite bathroom. Recent upgrades include new paint and carpets in 2024. Feel comfortable year-round with central air conditioning and a heated garage. In the basement, you'll find a spacious living room with surround speakers, a large bedroom, and a 3-piece bathroom with a walk-in tile shower. The basement play area could function as a workout space or be easily converted to a 5th bedroom. The exterior of this home will certainly check all the boxes, starting with the extra-wide driveway that can accommodate large vehicles and RV parking simultaneously. New concrete sidewalks and landscaping lead to the private backyard oasis. The west-facing deck is partially covered with plenty of space for patio furniture, a gas line for a BBQ, and a massive under-deck storage area. Lastly, enjoy the picturesque view of Hidden Valley Ranch and those beautiful sunsets Alberta is known for. Call your realtor today for a private showing.