

12409 107A Street  
Grande Prairie, Alberta

MLS # A2176951



**\$429,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Central Vacuum, Kitchen Island, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** Blinds, drapes and rods, 1 TV wall mount, GDO & Controls, white credenza in the kitchen, 2 white shelves above credenza, 2 white shelves in office, over toilet storage in main upstairs bathroom and ensuite, shed

Words cannot describe the care and attention that has gone into this home. Every detail has been thoughtfully planned and exceptionally executed to create a personal oasis. Fully developed with features that include an inviting front sitting room c/w refreshed fireplace and lit display nook, a lovely kitchen with open cabinets, new countertops, pull out drawers installed in the lower cabinets, an eating island, coffee bar and a dining area, and a deck that was again thoughtfully restructured in 2023 to include a professionally installed covered top that allows light but not excessive heat. The primary bedroom boasts a walk in closet and ensuite c/w medicine cabinet, the basement features a living room with french doors to a large bonus room perfect for a workout area, office, playroom, or extra sleeping space. The fourth bedroom is found downstairs and is large with a walk in closet and just down the hall is another generous bathroom. The attached garage has access to the main level with a bonus separate entrance to the lower level. Other items of mention are the new hot water tank in 2023, new furnace in 2024 and a driveway that extends on one side to the property line for that extra space that's always needed. Professional photos coming soon!! Call your favorite Realtor to view today!