



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

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!