

**12210 103B Street
Grande Prairie, Alberta**

MLS # A2285289



\$520,000

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,696 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

Welcome to this well-located property in the heart of Grande Prairie, offering convenience, comfort, and strong potential for homeowners or investors alike. Situated in a mature and established neighborhood, this home is close to schools, parks, shopping, public transit, and major amenities—making everyday living easy and accessible. The property features a functional layout with bright living spaces, generous room sizes, and plenty of natural light throughout. The kitchen and living areas are designed for both comfort and practicality, perfect for daily living or hosting family and friends. Outside, the yard offers space to relax, garden, or entertain, with room to personalize and make it your own. Whether you’re looking for a place to call home or an investment opportunity in a desirable area, this property presents great value and potential. Convenient location, solid layout, and endless possibilities—this is one you won’t want to miss. Call your favorite realtor today.