

# \$529,900 - 12606 107a Street, Grande Prairie

MLS® #A2213075

**\$529,900**

4 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.16 Acres

Royal Oaks., Grande Prairie, Alberta

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.

Built in 2012



## Essential Information

MLS® #	A2213075
Price	\$529,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,348
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

## Community Information

Address	12606 107a Street
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V2L7

## Amenities

Parking Spaces	6
Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Electric Range, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	19
Zoning	RG

**Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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