

12906 106A Street  
Grande Prairie, Alberta

MLS # GP213807



**\$434,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,802 sq.ft.	<b>Age:</b>	2014 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached, Double		
<b>Driveway:</b>	Concrete, Double		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Faux Brick, Vinyl

**Land:** Landscaped

**Features:** Central Air Conditioning, Central Vacuum, Countertop(s)-Granite, Deck, Ensuite, Fireplace - Gas, Jet Tub, Laundry-Main Floor, Non-Smoking Home, Patio, Security System, Silent Floor Joists, Sump

**Inclusions:** Gazebo

**Water:** -

**Sewer:** Municipal

**Taxes:** \$ 5,082

**Condo Fee:** -

**Lot Fee:** -

**Maintenance Fee:** -

Gorgeous custom built in Royal Oaks! This 2-Storey home faces a PARK in the front & NO REAR NEIGHBOURS in the back. It is close to SCHOOLS, making it an ideal family home. From the moment you walk through the front door, the first thing you will notice is the abundant amount of NATURAL LIGHT that flows in through the large windows. The gathering area has a beautiful MODERN KITCHEN with WHITE CABINETS, GRANITE COUNTERTOPS, and a CORNER PANTRY. The living room gives off a cozy vibe with its NATURAL GAS FIREPLACE. The large dining area has a patio door, leading to the spacious, FULLY FENCED backyard with DOG RUN, TREX DECKING & STONE PATIO underneath a GAZEBO making it an ideal space for entertaining. Head upstairs & you will find a HUGE BONUS ROOM & 3 bedrooms. The large master has a WALK IN CLOSET and a beautiful ENSUITE with JET TUB, DOUBLE SINKS, and 4 FOOT SHOWER. This home is also fully equipped with AC. You really have to see this beautiful home in person to fully appreciate it.