DON'T GAMBLE WITH YOUR HOME.

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12606 107A Street
Grande Prairie, Alberta

MLS # A2213075

$529,900

Division:	Royal Oaks
Type:	Residential/House
Style:	Modified Bi-Level

Size:	1,348 sq.ft.	**Age:**	2012 (13 yrs old)
Beds:	4	**Baths:**	3

Garage:	Double Garage Attached, Parking Pad
Lot Size:	0.16 Acre
Lot Feat:	No Neighbours Behind

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame		**Zoning:**	RG
Foundation:	Poured Concrete		**Utilities:**	-
Features:	See Remarks			

Inclusions:	none

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.