

11921 105A Street  
Grande Prairie, Alberta

MLS # A2163912



## \$394,900

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Few Trees, Gazebo, Front Yard, Lawn, Irreg		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** Surround System, shed

Welcome to this well-maintained bi-level home in the desirable Royal Oaks community, offering a perfect blend of comfort and modern upgrades. Ideally located close to walking trails, Muskoseepi Park, and the hospital, this home is both convenient and family-friendly. With five bedrooms and three bathrooms, this fully developed property is designed to accommodate families of all sizes. The spacious family room, featuring a natural gas fireplace, provides a warm and inviting space for gatherings. The kitchen, recently upgraded in 2023, is a chef's delight with its elegant granite countertops, new sinks, and taps. The corner pantry, moveable island, and stylish pot hanger add both functionality and flair. The main floor, completely free of carpet, is not only easy to maintain but also offers a modern and sleek aesthetic. Outside, you'll find a mature backyard oasis perfect for outdoor entertaining. The gazebo creates a welcoming atmosphere, while the berry, cherry, and apple trees bring a touch of nature's beauty to your space. Cement curbing around the flower beds adds a polished and well-maintained look to the landscape. The triple-wide concrete driveway and attached 20' x 22' garage provide ample parking and storage space. Recent upgrades, including new shingles in 2021, ensure lasting durability and peace of mind. Don't miss the chance to own this exceptional property in Royal Oaks, where modern living meets comfort, convenience, and charm. Welcome to this well-maintained bi-level home in the desirable Royal Oaks community, offering a perfect blend of comfort and modern upgrades. Ideally located close to walking trails, Muskoseepi Park, and the hospital, this home is both convenient and family-friendly. With five bedrooms and three bathrooms, this fully developed property is designed to accommodate families of all sizes.

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