

\$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 | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings |
| 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 | 10 |
| Zoning | RG |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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