

**12421 106A Street**  
**Grande Prairie, Alberta**

**MLS # A2199450**



**\$419,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Other

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Pantry, See Remarks

**Inclusions:** All light fixtures, all window coverings, GDO + control(s), garden shed, play center, garage heater.

Nestled in the quiet, family-friendly neighborhood of Royal Oaks, this charming home sits at the end of a peaceful cul-de-sac. With an oversized yard, a few mature trees, and a covered deck, there's plenty of space to relax or entertain outdoors. Plus, the heated garage adds extra convenience, especially in colder months. Inside, the main floor offers a bright and welcoming living space. The kitchen features ample counter space and overlooks the dining room, where a cozy woodstove adds warmth and character. Down the hall, you'll find a full bathroom, two spacious bedrooms, and a primary suite complete with its own bathroom and walk-in closet. The fully developed basement provides even more living space, including a large laundry room, an additional bathroom, two more bedrooms, and a generous rec room—perfect for a home theater, play area, or workout space. With its ideal location, thoughtful layout, and comfortable features, this home is ready for its next owners to enjoy. This home is the full package and offers you RV parking & a storage shed outside! Call your favorite agent today and come view this home!