

11946 107 Street  
Grande Prairie, Alberta

MLS # A2261594



# \$469,900

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oaks                                      |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | Bungalow                                        |               |                   |
| <b>Size:</b>     | 1,361 sq.ft.                                    | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 4                                               | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn                     |               |                   |

|                    |                                                                                                           |                   |    |
|--------------------|-----------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, 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>   | Concrete, Wood Frame                                                                                      | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                                                                           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Walk-In Closet(s) |                   |    |

**Inclusions:** N/A

Welcome home to this stunning CUSTOM BUILT with ONE OWNER and immaculately maintained four-bedroom, 3 Full bath BUNGALOW! Nestled in the desirable Royal Oaks neighbourhood this is the perfect blend of luxury, comfort, and convenience. Step inside this open concept design that is perfect for entertaining and family life. The heart of the home is the bright and spacious living area with a vaulted ceiling over a chef's kitchen that features tons of cupboard and counter space. This home has a Unique and valuable layout with four generously sized bedrooms, 2 up and 2 down. There is a second living room and an office nook down stairs providing plenty of space for a growing family, guests, or a Home office/gym. Outside you'll appreciate the incredible curb appeal, enhanced by permanent, professionally installed "GEM" exterior soffit lights - Perfect for year-round festive decoration or simply lighting up your home beautifully every evening. Located close to parks, schools, and amenities, this Raised Bungalow is rare find! Don't miss your chance to own a piece of Royal Oaks Paradise. Call your REALTOR today and book your own private view.