

12302 107A Street

Grande Prairie, Alberta

MLS # A2340825



\$449,900

Heating:	Central, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Royal Oaks | Fully Developed Modified Bi-Level | Corner Lot Welcome to 12302 107A Street, a fully developed modified bi-level set on a corner lot in Royal Oaks. This 4-bedroom, 3-bathroom home offers a comfortable, well-used layout with finished living space throughout — ready for its next owners to move in and make it their own. The modified bi-level design gives you distinct living areas without feeling boxed in, with room for bedrooms, gathering space, and everyday function on multiple levels. A heated garage is a practical bonus through Grande Prairie winters, with convenient parking and extra storage close to the house. Outside, the fully landscaped yard is already established, with mature trees that add privacy, shade, and curb appeal. The corner lot provides extra street presence and a more open feel than a typical mid-block property. Location is one of the strongest features. Royal Oaks puts you close to green space, parks, and walking areas, with schools and shopping nearby for daily errands and family routines. It’s an easy neighbourhood to live in — quiet enough to feel residential, connected enough that amenities are not a long drive away. If you are looking for a finished home in a convenient part of the city, this one is worth a look. Book a showing and come see 12302 107A Street for yourself.