



GRASSROOTS
REALTY GROUP

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11926 105 Street
Grande Prairie, Alberta

MLS # A2239260



\$449,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,061 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Gazebo, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Patio Door Screen

This is the one that truly has it all! Beautifully maintained, extensively updated, and absolutely turnkey. Nestled in the heart of Royal Oaks, this fully finished 4 bed, 3 bath home has been lovingly cared for and thoughtfully upgraded inside and out. From the moment you arrive, you'll notice the pride of ownership in every detail. From the refreshed driveway (2024) and heated garage, to the newer roof, furnace, hot water tank, and appliances (all 2022). Inside, fresh carpets, updated cabinetry, and a warm, welcoming layout create a space that feels both elevated and inviting. The backyard is a private oasis, designed for comfort and connection. It features a drop down deck, charming gazebo, enclosed under-deck storage, and lush landscaping that offers peace and privacy. There's a natural gas line to the fire pit and electrical already in place for a future hot tub or gas BBQ. All the heavy lifting has been done. With upgraded soffits and gutters, a re-stained deck (2023), and all the big ticket items taken care of, this home offers true peace of mind. Every finish and fixture was chosen with care and it shows. This isn't just a house; it's a home that's been nurtured, loved, and beautifully brought to life. A rare find in Royal Oaks! Come see it for yourself.