



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**11906 106A Street**  
**Grande Prairie, Alberta**

**MLS # A2240104**



**\$470,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Central Vacuum, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, Storage, Sump Pump(s)		

**Inclusions:** Propane BBQ, Theatre System, All Window Coverings

Spacious, Family-Friendly Bungalow in Royal Oaks – Custom-Built with Exceptional Millwork. Discover the ideal family home in the heart of the highly sought-after Royal Oaks neighbourhood—a peaceful, well-established community surrounded by parks, playgrounds, and quiet streets. This 1503 sqft custom-built raised bungalow offers the perfect blend of space, style, and functionality designed with family living in mind. Inside, you’ll find 4 bedrooms and 3 full bathrooms, thoughtfully laid out to provide both privacy and togetherness. The main floor features rich custom millwork, including built-in bookcases in the kitchen and living room. The kitchen is both beautiful and functional, plenty of cabinetry, under-cabinet lighting, a new sil-granite sink, and a raised eating bar—ideal for family breakfasts or entertaining guests. Off the kitchen, patio doors lead to a large, covered deck, offering an extended outdoor living space for family barbecues or relaxing evenings. A cozy gas fireplace anchors the living room, while the main bathroom features a luxurious 6-ft jetted tub. There are 2 nice sized spare bedrooms on the main floor as well as the spacious primary suite with a walk-in closet and a private ensuite, creating a peaceful retreat for parents. The fully finished basement offers even more room for a growing family, with a large family room (complete with theater setup), a second gas fireplace, a wet bar, a third full bath, a 4th bedroom, and another room that would be perfect for a home gym, games room, or home office. A fully finished laundry room adds convenience and efficiency with a laundry sink and a built in sewing area. Other highlights include a heated, oversized 24’ x 26’ garage, 2 sheds (10’x16’ and 5’7”x8’), newer shingles and eaves with gutter guards, and a hot water tank replaced in 2018. The home is perfectly

situated across from a park and playground, making it an unbeatable choice for families who value space, comfort, and community.