



**GRASSROOTS**  
REALTY GROUP

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

11905 106 Street  
Grande Prairie, Alberta

MLS # A2242173



**\$479,900**

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,999 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Lawn, Level, Many Trees, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island		

**Inclusions:** Basement Fridge, stove, washer, dryer

This beautifully designed 1,999 sq ft home offers 4 bedrooms—including one in the separate basement suite—along with 3 full bathrooms and a convenient half bath on the main level. Step into a spacious tiled entryway that leads to an open-concept main floor with a chef’s kitchen featuring a large island, perfect for gatherings. Upstairs, enjoy two generous living areas and a luxurious primary suite complete with a 5-piece en suite. The basement suite adds flexibility for extended family or rental income. Located directly across from a park, the home also boasts a covered back deck, fully fenced yard, and an oversized heated garage with two man doors—perfect for extra storage, a workshop, or all your toys. This in conveniently located in Royal Oaks with a lot of parking across the street, come have a look today!