



**GRASSROOTS**  
REALTY GROUP

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12413 105 Street E  
Grande Prairie, Alberta

MLS # A2261211

**\$440,000**



Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,228 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Inviting 1,228 Sq Ft Bi-Level with No Rear Neighbors, Updated Features, and Family-Friendly Layout! This well-kept 1,228 sq ft bi-level blends comfort, thoughtful design, and family-friendly living. Ideally located in a desirable neighborhood, the property backs onto Roy Bickell School—meaning no rear neighbors and added privacy. Inside, the bright main floor welcomes you with a spacious living room, highlighted by beautiful bay-style windows that fill the space with natural light. The functional kitchen offers ample cabinetry, modern appliances, and a dining area overlooking the backyard. Upstairs, you’ll find three comfortable bedrooms, including a primary retreat with a walk-in closet and full ensuite bathroom, plus a second full bath to serve the remaining bedrooms. The basement is about 90% complete and already features a large master-style bedroom, full bathroom, and generous family space. Just add flooring and a few final touches to complete the level to your taste. A separate entrance to the garage provides excellent flexibility for extended family, a home office, or future rental potential. A standout feature is the unique nook under the stairs with charming little doors—perfect as a playroom for kids and an extra storage space next to the nook! Recent updates include a brand-new fence, a new hot water tank (replaced ~3 years ago), and a new washer for added peace of mind. Additional highlights: Attached double garage for parking and storage. Fenced backyard with no rear neighbors, backing onto Roy Bickell School. Bright, family-friendly layout with room to grow. Sellers are open to discussing basement flooring options with the right offer. This home offers the perfect balance of move-in ready comfort with exciting opportunities to add your personal touch—all in a location that’s ideal for families.

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