



**11926 105A Street**  
**Grande Prairie, Alberta**

**MLS # A2287363**



**\$429,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,507 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Private, Standard S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, No Smoking Home, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

**Inclusions:** N/A

Come check out this Fully Developed 1507 Sqft 2 Storey located in quiet area of Royal Oaks Subdivision. Features of This Clean affordable spacious family home starts on main floor when you enter inside walk over & through a set of French doors into a large den/office that could also be used as another bedroom if needed with walk in closet and an entrance to 3 piece bathroom, walk down the hall to a large dining area nice size kitchen & over to small pantry, main floor Landry and an entrance into house from the garage. Head Upstairs to 3 bedrooms with large Master that has walk in closet and entrance into the main 4 piece bathroom. Downstairs is fully developed with good sized Family room, 2 more bedrooms, another 4 piece Bathroom, and utility room/storage. Outside is complete with Attached Double heated Garage, Fully Landscaped and fenced with Large backyard concrete patio, some trees for privacy and easement separating the back neighbors. \*\*Note that this home has had some fresh painting on main floor , Brand New carpet just installed on stairs and hallway. On Demand HWT installed in July, 2024. Shingles were also replaced August 2025\*\*. This wonderful home is all ready for new owners and possession is quite Negotiable.