



12414 105 Street
Grande Prairie, Alberta

MLS # A2301356



\$459,000

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,420 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Low Maintenance Landscape, See Remark		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: N/A

Absolutely stunning fully developed home in Royal Oaks. This beautifully designed family home offers 1,421 sq. ft., featuring 3 spacious bedrooms and 3 full bathrooms, along with a grand, welcoming entrance that sets the tone throughout. The kitchen is both elegant and functional, showcasing warm maple cabinetry, granite countertops, stainless steel appliances including a gas range, new fridge and dishwasher, a large island, pantry, tile backsplash, and tile flooring. A formal dining room provides the perfect setting for hosting family and friends, while the bright and inviting living room features vinyl plank flooring and a large window that fills the space with natural light. The private primary suite offers vinyl plank flooring, a generous walk-in closet, and a luxurious ensuite complete with a jetted tub, dual vanity with a dedicated makeup station, and a separate shower. A second bedroom and full bathroom complete the main level. The fully finished basement expands the living space with a cozy family room featuring a gas fireplace, vinyl plank flooring throughout, a third bedroom, full bathroom, and a laundry room with new washer/dryer with ample storage. Additional highlights include a fully finished and heated x x garage, ideal as a workshop or retreat space. The backyard is fully fenced and designed for outdoor enjoyment, with two natural gas lines for added convenience. Recent updates include new shingles installed in September 2025, offering peace of mind and added value. Book your showing today!