

**12601 105 Street  
Grande Prairie, Alberta**

**MLS # A2322736**



**\$500,000**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oaks                                  |               |                   |
| <b>Type:</b>     | Residential/House                           |               |                   |
| <b>Style:</b>    | 2 Storey                                    |               |                   |
| <b>Size:</b>     | 1,728 sq.ft.                                | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 4                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad         |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, No Neighbours Behind |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** Refrigerator, stove, dishwasher, washer, dryer, window coverings, hot tub (as is), shed, tv in basement and surround sound

Welcome to this spacious 4-bedroom, 3.5-bathroom two-storey home in the highly desirable Royal Oaks neighbourhood. Backing directly onto the green space of Roy Bickell Public School (K to 8) with no rear neighbours, this property offers an incredible setting for families looking for extra privacy, room to grow, and the convenience of having school and greenspace just steps from the backyard. From the moment you arrive, you'll appreciate the abundance of parking, including space for your RV, along with the double attached heated garage that provides plenty of room for vehicles, storage, or the perfect workshop. Entering through the garage, you'll find a practical laundry area with additional storage along with a conveniently located 2-piece bathroom. The welcoming front entry features durable tile flooring and opens into the bright main living space. The open-concept living room, dining area, and kitchen create an ideal space for everyday living and entertaining. The dining area leads directly onto the rear deck, where you can relax while overlooking the beautifully landscaped backyard, enjoy evenings in the hot tub, and take advantage of the peaceful views with no neighbours behind. The kitchen is designed with both functionality and style in mind, offering an abundance of granite countertops, extensive cabinetry, a large centre island with breakfast bar, and a pantry to keep everything organized. Upstairs you'll find three spacious bedrooms and two full bathrooms, including the primary suite featuring a walk-in closet and a private 4-piece ensuite complete with a separate soaker tub and shower, creating the perfect place to unwind after a long day. The fully developed basement adds even more living space with a large recreation or entertainment room, a fourth bedroom, and an additional 4-piece bathroom, making it ideal for guests, teenagers, or a growing family.

If you've been searching for a move-in-ready family home with exceptional parking, a heated garage, no rear neighbours, and an unbeatable Royal Oaks location close to schools, parks, and amenities, this property is one you won't want to miss. A new tankless hot water heater was installed Feb. 2026 also! Contact your REALTOR® today to book your private showing.