

# **\$459,900 - 12305 105 Street, Grande Prairie**

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MLS® #A2228738

## **\$459,900**

4 Bedroom, 3.00 Bathroom, 1,416 sqft

Residential on 0.10 Acres

Royal Oaks., Grande Prairie, Alberta

Immaculate modified bi-level in the highly sought after Royal Oaks! Step into this beautifully maintained home that has it all- starting with an extra wide driveway. From there you can park in the double car attached garage (24x22), that has plenty of space for all your toys and your vehicle! Continue into the home from the garage entrance you will find a great built in bench seat and spacious front entry way that has plenty of closet space for all your gear to be stashed away! From the entry way you can either go up or down into the fully finished basement complete with 2 large extra bedrooms, full bath with stand up shower, laundry room and a fabulous second living room with a gas fireplace! The oversized windows let in plenty of natural light! Upstairs you will find an open concept living, dining and kitchen, that is great for entertaining! Off the dining area through sliding glass doors is an enclosed sunroom, that is not heated but will keep you out of the elements all year long! Just outside of the the sunroom you will find a perfect spot for your BBQ with natural gas hook up on the maintenance free deck and stairs. Under the sunrooms you have a vast amount of storage for your lawn care tools and machines! There is a gate in the fully fenced and landscaped backyard that leads to an open field and to the Roy Bickell Public School. Back inside on the main level there is the main bathroom and a bedroom, perfect guests! Up the stairs you will walk into your private oasis in this lovely primary bedroom



that is bright, spacious and feels like a luxury hotel, with the open arched doorway looking right onto the jacuzzi tub! This extra spacious ensuite also has a standup shower and a "water closet" (toilet room). The walk in closet finishes off the master bedroom! This home has new shingles, new central air, heated garage and a brand new washer and dryer! This is a fantastic family home! Book your showing today!

Built in 2006

### **Essential Information**

MLS® #	A2228738
Price	\$459,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,416
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	12305 105 Street
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8L4

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Pantry, Storage, Walk-In Clo
Appliances	Central Air Conditioner, D Washer/Dryer, Window Cove
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full



**Exterior**

Exterior Features	Balcony, BBQ gas line, Privat
Lot Description	Backs on to Park/Green Sp Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	19
Zoning	R1

**Listing Details**

Listing Office	Real Broker
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