

# \$440,000 - 12413 105 Street E, Grande Prairie

MLS® #A2261211

**\$440,000**

4 Bedroom, 3.00 Bathroom, 1,228 sqft

Residential on 0.11 Acres

Royal Oaks., Grande Prairie, Alberta

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.

Built in 2005

### **Essential Information**

MLS® #	A2261211
Price	\$440,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,228
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	12413 105 Street E
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8L6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Oven, Refrigerator, Washer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 1st, 2025
Days on Market	1
Zoning	RG

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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