

\$469,900 - 11946 107 Street, Grande Prairie

MLS® #A2261594

\$469,900

4 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.11 Acres

Royal Oaks., Grande Prairie, Alberta

Welcome home to this stunning CUSTOM BUILT with ONE OWNER and immaculately maintained four-bedroom, 3 Full bath BUNGALOW! Nestled in the desirable Royal Oaks neighbourhood this is the perfect blend of luxury, comfort, and convenience. Step inside this open concept design that is perfect for entertaining and family life. The heart of the home is the bright and spacious living area with a vaulted ceiling over a chef's kitchen that features tons of cupboard and counter space. This home has a Unique and valuable layout with four generously sized bedrooms, 2 up and 2 down. There is a second living room and an office nook down stairs providing plenty of space for a growing family, guests, or a Home office/gym. Outside you'll appreciate the incredible curb appeal, enhanced by permanent, professionally installed "GEM" exterior soffit lights - Perfect for year-round festive decoration or simply lighting up your home beautifully every evening. Located close to parks, schools, and amenities, this Raised Bungalow is rare find! Don't miss your chance to own a piece of Royal Oaks Paradise. Call your REALTOR today and book your own private view.

Built in 2002

Essential Information

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Price \$469,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,361
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	11946 107 Street
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8V3

Amenities

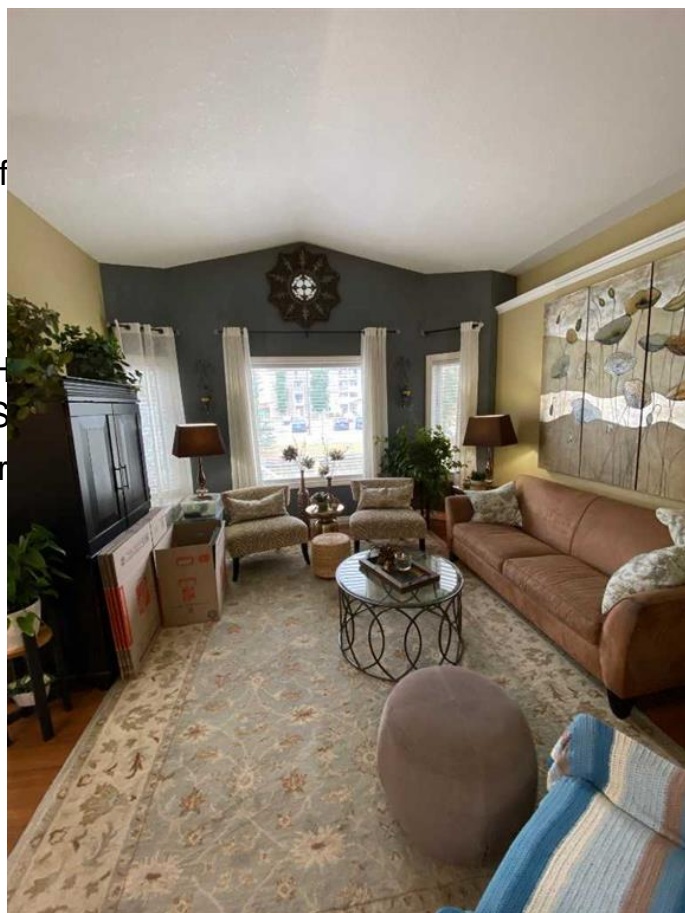
Parking Spaces	4
Parking	Double Garage Attached, Off
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal H Storage, Walk-In Closet(s), S
Appliances	Dishwasher, Gas Stove, Refr
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Landscaped, Lawn



Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	4
Zoning	RS

Listing Details

Listing Office	Tom Shields Realty Inc.
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