

# \$440,000 - 12411 106 A Street, Grande Prairie

MLS® #A2225050

**\$440,000**

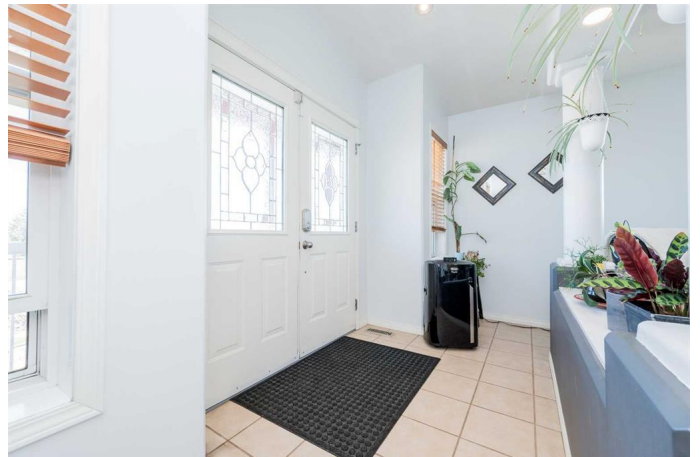
4 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.11 Acres

Royal Oaks., Grande Prairie, Alberta

This is not a typical cookie cutter!!! Fully developed bungalow tucked away in a quiet and family friendly neighborhood of Royal Oaks is all you need as a future homeowner. Be proud to showcase this extremely well kept 4 bedroom, 2 bathroom home located on a nice sized lot backing into easement and right across from a park (playground, hockey rink). Adorable curb appeal carries through the front door to a spacious foyer and very well appointed living room, perfect space for some much needed family time or friends gathering. Elegant and functional kitchen offers ample cabinet space, pantry and a long eating bar/ peninsula that can easily fit 4 bar stools. Spacious dining nook can accommodate a large dining table and brings in plenty of daylight thanks to a large window and side exit to the backyard. The deck is ultimately a perfect spot to enjoy your morning coffee or BBQ dinner with a view of mature trees, strawberry bushes and raised garden boxes ready for your organic herbs & veggies. Lets not forget the pergola and firepit simply because it is not only a wonderful highlight of the backyard but also a functional spot to maximise your outdoor time even in cooler months.

Going back inside, you will find a bright primary bedroom that features a large walk-in closet, has access to the well appointed 4 piece bathroom and can easily accommodate a king size bed. Second main floor bedroom offers a large closet with plenty of natural light,



and could easily be a great office space for those working from home.

Recently updated basement has a functional floor plan that includes a very well equipped second kitchen with another corner pantry, large family room featuring a beautiful gas fireplace, and two basement bedrooms with oversized windows that allow plenty of natural light to spill in the space. This non conforming suite could be easily converted into a great mortgage helper with a small investment and city approval. Great location, quiet neighborhood, close to new hospital and college. This home is ready for a quick possession. Call right away and be the first one to have an opportunity to own this gem.

Built in 2004

### **Essential Information**

MLS® #	A2225050
Price	\$440,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	12411 106 A Street
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8J3

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Sewer Connected
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Off Street
# of Garages	2

## Interior

Interior Features	No Animal Home, Pantry, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Fire Pit, Garden, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	9
Zoning	RS

## Listing Details

Listing Office	RE/MAX Grande Prairie
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