



GRASSROOTS
REALTY GROUP

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12413 105 Street E
Grande Prairie, Alberta

MLS # A2261211

\$440,000



Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,228 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Inviting, well-kept 1,228 sq ft bi-level, Updated features and a Family-Friendly layout! 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 lower level is where your vision comes to life! The versatile basement features a large master-style bedroom, full bathroom, and generous family space. The clean, concrete floor in the family space presents a fantastic blank canvas, allowing you to immediately customize to perfectly suit your style and needs—no messy demo required! A separate entrance provides excellent flexibility for extended family, a home office, or future rental potential. Charming details abound, including two unique nooks under the stairs with little doors— one, an adorable play space for children, and the other, a clever storage solution. Move in with peace of mind thanks to recent updates including a brand-new fence, a hot water tank (~3 years old), and a new washer. Additional Highlights: Attached double garage for ample parking and storage. Fenced backyard with no rear neighbors, backing onto Roy Bickell School. Bright, functional layout, perfect for a growing family. Basement ready for your personalization & Sellers are open to discussing basement flooring options with the right offer! This home masterfully blends move-in ready comfort on the main levels with the exciting potential to

add instant equity below. It's a rare find in an ideal location for families.