



GRASSROOTS
REALTY GROUP

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11926 105A Street
Grande Prairie, Alberta

MLS # A2287363



\$429,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,507 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Private, Standard S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Smoking Home, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

Come check out this Fully Developed 1507 Sqft 2 Storey located in quiet area of Royal Oaks Subdivision. Features of This Clean affordable spacious family home starts on main floor when you enter inside walk over & through a set of French doors into a large den/office that could also be used as another bedroom if needed with walk in closet and an entrance to 3 piece bathroom, walk down the hall to a large dining area nice size kitchen & over to small pantry, main floor Landry and an entrance into house from the garage. Head Upstairs to 3 bedrooms with large Master that has walk in closet and entrance into the main 4 piece bathroom. Downstairs is fully developed with good sized Family room, 2 more bedrooms, another 4 piece Bathroom, and utility room/storage. Outside is complete with Attached Double heated Garage, Fully Landscaped and fenced with Large backyard concrete patio, some trees for privacy and easement separating the back neighbors. **Note that this home has had some fresh painting on main floor , Brand New carpet just installed on stairs and hallway. On Demand HWT installed in July, 2024. Shingles were also replaced August 2025**. This wonderful home is all ready for new owners and possession is quite Negotiable.