



GRASSROOTS
REALTY GROUP

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11917 107 Street
Grande Prairie, Alberta

MLS # A2321234



\$489,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,257 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Royal Oaks. Fully developed and thoughtfully updated, this spacious family home offers the perfect blend of luxury, comfort, and peace of mind. Inside, you'll find durable vinyl plank flooring, a cozy fireplace, central air conditioning, and a double attached heated garage. The impressive primary retreat is a true showstopper, featuring a massive walk-in closet with custom shelving and a spa-inspired ensuite complete with a beautifully tiled walk-in shower, modern finishes, and a luxurious overhead rain shower. This home has also seen extensive mechanical and energy-efficiency upgrades, including a new roof completed last year, a high-efficiency furnace, an upgraded 60-gallon hot water tank, a new garage heater, and enhanced blown-in attic insulation for improved R-value and year-round energy savings. Step outside to enjoy the private enclosed patio, fully fenced backyard, and oversized shed offering exceptional storage. Located just minutes from schools, parks, shopping, and all amenities, this move-in-ready Royal Oaks home combines stunning renovations with major infrastructure upgrades, making it the complete package for today's family.