

# \$389,900 - 12430 106a Street, Grande Prairie

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MLS® #A2244492

## \$389,900

3 Bedroom, 4.00 Bathroom, 1,518 sqft  
Residential on 0.07 Acres

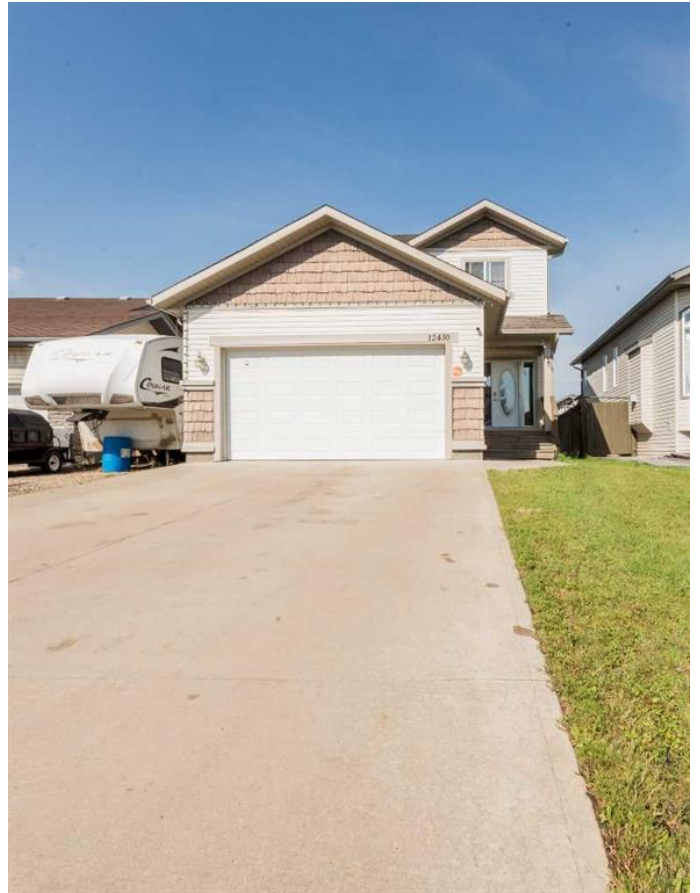
Royal Oaks., Grande Prairie, Alberta

Very well-kept 2 storey home in Royal Oaks!!! This 3 bedroom & 3 1/2 bathroom home is located in a quiet cul-de-sac. This home has a large entrance with tile floors. The kitchen has tons of maple cabinets, stainless steel appliances, an island with a raised eating bar, a desk area, and a dining area with access to the deck. The living room has a gas fireplace and laminate floors. There is a 2 piece bathroom and main floor laundry with access to the attached garage. Upstairs has a large primary suite with his / hers double closets, and a gorgeous ensuite with jetted tub and separate shower, bedrooms 2 & 3, and 4 piece bathroom complete the upstairs. The basement is undeveloped but does have a 3 piece bathroom, and room for a future family room and 4th bedroom. The backyard is fully fenced, has a fire pit, and is landscaped. Huge RV parking along the side of the garage. Quick possession!!! Don't miss out and book your showing today!!!!

Built in 2005

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2244492  |
| Price      | \$389,900 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,518       |
| Acres          | 0.07        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12430 106a Street |
| Subdivision | Royal Oaks.       |
| City        | Grande Prairie    |
| County      | Grande Prairie    |
| Province    | Alberta           |
| Postal Code | T8V 8K9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Jetted Tub                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Gas                                                     |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished                                        |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Playground                              |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Concrete, Vinyl Siding                  |
| Foundation        | Poured Concrete                         |

### Additional Information

Date Listed August 5th, 2025

Days on Market 4

Zoning RS

## **Listing Details**

Listing Office RE/MAX Grande Prairie



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