

\$440,000 - 12413 105 Street E, Grande Prairie

MLS® #A2261211

\$440,000

4 Bedroom, 3.00 Bathroom, 1,228 sqft

Residential on 0.11 Acres

Royal Oaks., Grande Prairie, Alberta

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.

Built in 2005

Essential Information

MLS® #	A2261211
Price	\$440,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,228
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	12413 105 Street E
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8L6

Amenities

Parking Spaces	4
----------------	---

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Oven
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	34
Zoning	RG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.