

# \$449,900 - 11926 105 Street, Grande Prairie

MLS® #A2239260

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,061 sqft  
Residential on 0.12 Acres

Royal Oaks., Grande Prairie, Alberta

This is the one that truly has it all! Beautifully maintained, extensively updated, and absolutely turnkey. Nestled in the heart of Royal Oaks, this fully finished 4 bed, 3 bath home has been lovingly cared for and thoughtfully upgraded inside and out.

From the moment you arrive, you'll notice the pride of ownership in every detail. From the refreshed driveway (2024) and heated garage, to the newer roof, furnace, hot water tank, and appliances (all 2022). Inside, fresh carpets, updated cabinetry, and a warm, welcoming layout create a space that feels both elevated and inviting.

The backyard is a private oasis, designed for comfort and connection. It features a drop down deck, charming gazebo, enclosed under-deck storage, and lush landscaping that offers peace and privacy. There's a natural gas line to the fire pit and electrical already in place for a future hot tub or gas BBQ . All the heavy lifting has been done.

With upgraded soffits and gutters, a re-stained deck (2023), and all the big ticket items taken care of, this home offers true peace of mind. Every finish and fixture was chosen with care and it shows. This isn't just a house; it's a home that's been nurtured, loved, and beautifully brought to life.

A rare find in Royal Oaks! Come see it for



yourself.

Built in 2000

### **Essential Information**

MLS® #	A2239260
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,061
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	11926 105 Street
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7N3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Oven
Heating	Central
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Gazebo, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	6
Zoning	RS

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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