

# \$450,000 - 11906 106a Street, Grande Prairie

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MLS® #A2240104

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,503 sqft

Residential on 0.14 Acres

Royal Oaks., Grande Prairie, Alberta

Spacious, Family-Friendly Bungalow in Royal Oaks – Custom-Built with Exceptional Millwork.

Discover the ideal family home in the heart of the highly sought-after Royal Oaks neighbourhood—a peaceful, well-established community surrounded by parks, playgrounds, and quiet streets. This 1503 sqft custom-built raised bungalow offers the perfect blend of space, style, and functionality designed with family living in mind.

Inside, you’ll find 4 bedrooms and 3 full bathrooms, thoughtfully laid out to provide both privacy and togetherness. The main floor features rich custom millwork, including built-in bookcases in the kitchen and living room. The kitchen is both beautiful and functional, plenty of cabinetry, under-cabinet lighting, a new sil-granite sink, and a raised eating bar—ideal for family breakfasts or entertaining guests.

Off the kitchen, patio doors lead to a large, covered deck, offering an extended outdoor living space for family barbecues or relaxing evenings. A cozy gas fireplace anchors the living room, while the main bathroom features a luxurious 6-ft jetted tub. There are 2 nice sized spare bedrooms on the main floor as well as the spacious primary suite with a walk-in closet and a private ensuite, creating a peaceful retreat for parents.



The fully finished basement offers even more room for a growing family, with a large family room (complete with theater setup), a second gas fireplace, a wet bar, a third full bath, a 4th bedroom, and another room that would be perfect for a home gym, games room, or home office. A fully finished laundry room adds convenience and efficiency with a laundry sink and a built in sewing area.

Other highlights include a heated, oversized 24' x 26' garage, 2 sheds (10'x16' and 5'7"x8'), newer shingles and eaves with gutter guards, and a hot water tank replaced in 2018. The home is perfectly situated across from a park and playground, making it an unbeatable choice for families who value space, comfort, and community.

Built in 2000

**Essential Information**

MLS® #	A2240104
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,503
Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	11906 106a Street
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie

Province	Alberta
Postal Code	T8V 7N5

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Central Vacuum, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, Storage, Sump Pump(s), Bookcases
Appliances	Bar Fridge, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 15th, 2025
Days on Market	13
Zoning	RS

### Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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