

# \$489,900 - 12614 105 Street, Grande Prairie

MLS® #A2245165

**\$489,900**

5 Bedroom, 3.00 Bathroom, 1,442 sqft  
Residential on 0.14 Acres

Royal Oaks., Grande Prairie, Alberta

Don't Miss Out on This Stunning Fully Developed Home!

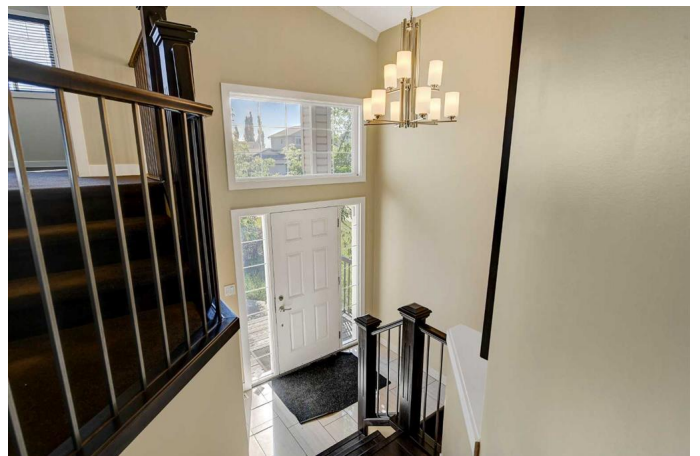
This beautiful 5-bedroom, 3-bathroom home is ready for you to move in and enjoy! With hardwood and tile throughout, this home offers a perfect blend of elegance and functionality. The spacious master bedroom is a true retreat, featuring a walk-in closet and a luxurious ensuite with a jetted tub and a separate stand-up shower – perfect for unwinding after a long day.

Entertaining is a breeze with a fully equipped kitchen featuring stainless steel appliances and bar style island, while the living room's cozy gas fireplace provides the perfect ambiance for family gatherings. The home is fitted with hot water on demand and a projector with a screen for movie nights – a fantastic bonus the seller is leaving behind for you!

Step outside to the backyard, where you'll find a large deck complete with a gas hookup, ideal for summer barbecues. The fully fenced yard is beautifully landscaped, offering a private space for you to relax or entertain with an extra extended deck.

This home is in an unbeatable location, just steps away from schools, playgrounds, local shopping, and fantastic restaurants. Immediate possession is available, so you can start enjoying all that this property has to offer right away!

With so many features, including top-tier appliances, and endless entertainment



options, the possibilities are truly endless.  
Don't waitâ€”this gem won't last long!

Built in 2011

### **Essential Information**

MLS® #	A2245165
Price	\$489,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,442
Acres	0.14
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	12614 105 Street
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V2N3

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Tankless Hot Water, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 4th, 2025
Zoning	General Residential

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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