

# \$489,000 - 12201 104a Street, Grande Prairie

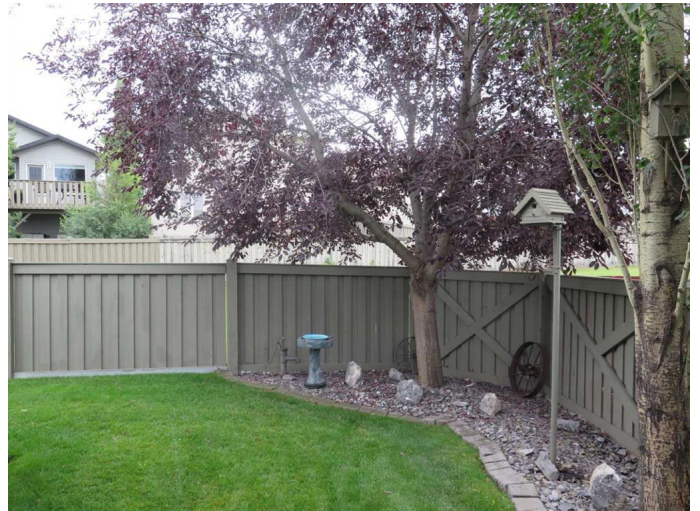
MLS® #A2246762

**\$489,000**

5 Bedroom, 3.00 Bathroom, 1,272 sqft  
Residential on 0.13 Acres

Royal Oaks., Grande Prairie, Alberta

Stunning 5-Bedroom Home in Sought-After Royal Oaks – Move-In Ready!  
Are you looking for a fully developed, beautifully maintained 5-bedroom home in Grande Prairie? Look no further! This gorgeous property is perfectly situated on a quiet loop in the desirable Royal Oaks neighborhood, just minutes from schools, parks, shopping, and all amenities. Step inside and be greeted by a spacious front entry with a large closet and wide staircases leading both up and down. The upper level features vaulted ceilings, engineered maple hardwood floors, and a bright, open kitchen with ample cabinetry – perfect for family living and entertaining. The generous primary bedroom easily accommodates a king-sized bed and features a walk-in closet. Downstairs, you’ll find a large family room with a cozy gas fireplace, two more spacious bedrooms, and a full 4-piece bathroom – ideal for guests or growing families. This home comes fully loaded with air conditioning, a heated garage, and a full irrigation system in both the front and back yards. The backyard is beautifully landscaped, well maintained, and backs onto a peaceful easement, providing extra privacy. Don’t miss your chance to own this turn-key home in one of Grande Prairie’s most family-friendly communities. Reach out to your favorite REALTOR® today to book a showing!



Built in 2005

## Essential Information

MLS® #	A2246762
Price	\$489,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,272
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	12201 104a Street
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8C5

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Freezer, Range Hood, Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	City Lot, Landscaped, Private, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Zoning	RS

## Listing Details

Listing Office	Royal LePage - The Realty Group
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