

12413 105 Street E  
Grande Prairie, Alberta

MLS # A2261211

**\$440,000**



|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Royal Oaks                              |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | Bi-Level                                |               |                   |
| <b>Size:</b>     | 1,228 sq.ft.                            | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 4                                       | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space |               |                   |

|                    |                                 |                   |    |
|--------------------|---------------------------------|-------------------|----|
| <b>Heating:</b>    | Central                         | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Tile          | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Partially Finished        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                     |                   |    |

**Inclusions:** None

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&rsquo;s a rare find in an ideal location for families.