

\$440,000 - 12413 105 Street E, Grande Prairie

MLS® #A2261211

\$440,000

4 Bedroom, 3.00 Bathroom, 1,228 sqft

Residential on 0.11 Acres

Royal Oaks., Grande Prairie, Alberta

Inviting 1,228 Sq Ft Bi-Level with No Rear Neighbors, Updated Features, and Family-Friendly Layout!

This well-kept 1,228 sq ft bi-level blends comfort, thoughtful design, and family-friendly living. 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 basement is about 90% complete and already features a large master-style bedroom, full bathroom, and generous family space. Just add flooring and a few final touches to complete the level to your taste. A separate entrance to the garage provides excellent flexibility for extended family, a home office, or future rental potential. A standout feature is the unique nook under the stairs with charming little doors—perfect as a playroom for kids and an extra storage space next to the nook!



Recent updates include a brand-new fence, a new hot water tank (replaced ~3 years ago), and a new washer for added peace of mind.

Additional highlights:

Attached double garage for parking and storage.

Fenced backyard with no rear neighbors, backing onto Roy Bickell School.

Bright, family-friendly layout with room to grow.

Sellers are open to discussing basement flooring options with the right offer.

This home offers the perfect balance of move-in ready comfort with exciting opportunities to add your personal touch—all in a location that’s ideal for families.

Built in 2005

Essential Information

MLS® #	A2261211
Price	\$440,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,228
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	12413 105 Street E
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8L6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Oven, Refrigerator, Washer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	7
Zoning	RG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.