

# \$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!

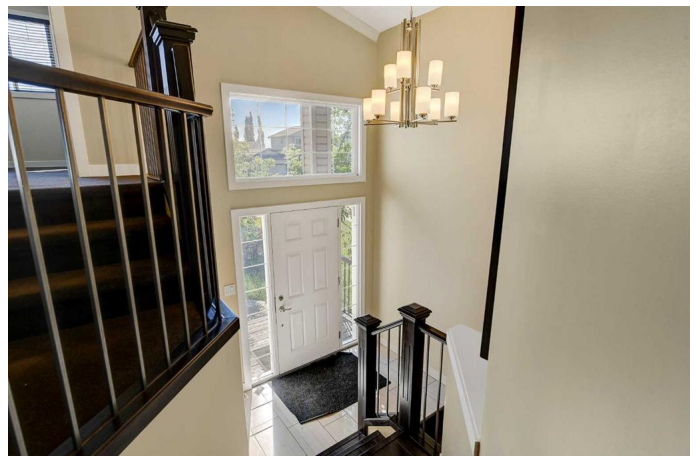
This beautiful 5-bedroom, 3-bathroom home is ready for you to move in and enjoy! With hardwood and tile throughout, this home offers a perfect blend of elegance and functionality. The spacious master bedroom is a true retreat, featuring a walk-in closet and a luxurious ensuite with a jetted tub and a 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, Sump Pump(s), Tankless Hot Water                      |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings, Tankless Water Heater |
| 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, Landscaped, Lawn, Rectangular Lot, Interior Lot |
| Roof              | Asphalt Shingle                                                                  |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                                        |
| Foundation        | Poured Concrete                                                                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 4th, 2025    |
| Days on Market | 7                   |
| Zoning         | General Residential |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.