

# \$499,999 - 12617 106 Street, Grande Prairie

MLS® #A2221405

**\$499,999**

3 Bedroom, 4.00 Bathroom, 1,750 sqft  
Residential on 0.12 Acres

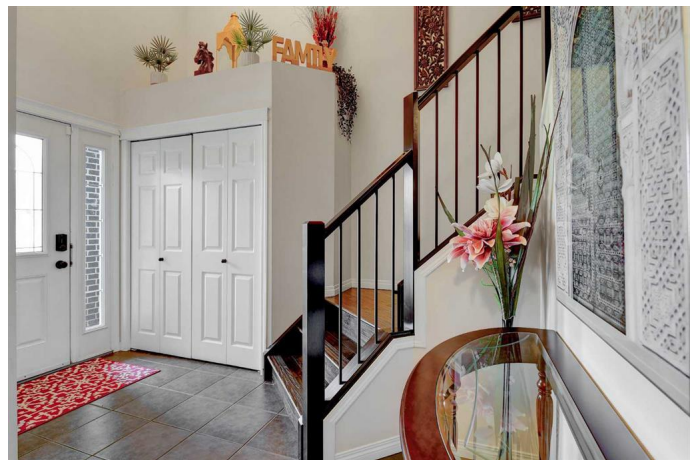
Royal Oaks., Grande Prairie, Alberta

**ABSOLUTELY IMPECCABLE 1,750 SQ FT  
TWO-STOREY HOME IN ROYAL OAKS!**

This beautifully maintained residence offers three spacious bedrooms and three full bathrooms across two levels of expertly finished living space. Step inside to a bright, open-concept main floor where durable laminate and tile flooring flows seamlessly through the foyer, living, dining, and kitchen areas. A striking feature wall anchors the living room, flanked by a cozy gas fireplace—perfect for gatherings or quiet evenings at home. The modern kitchen boasts a large island, stainless-steel appliances, and plentiful cabinetry—ideal for everyday meals and entertaining alike. A convenient powder room and mudroom off the attached double garage keep daily routines organized.

Upstairs, the primary suite serves as your private sanctuary, complete with its own feature wall, a generous walk-in closet, and a lavish ensuite bath. Two additional bedrooms share a well-appointed full washroom alongside an upper-level laundry nook for added convenience.

The fully developed basement adds even more living space with vinyl plank flooring throughout. Enjoy a spacious rec room—ideal for a home office, gym, or media area—plus the third full bathroom to serve guests or family.



Outside, the fully fenced backyard invites you to relax under the custom-built pergola on the patio, creating a shaded retreat for summer barbecues or morning coffee. The attached double garage provides secure parking and extra storage, while mechanical highlights include a high-efficiency furnace, soft-water system, and central-vacuum rough-in.

Turnkey and move-in ready, this Royal Oaks gem won't last long—schedule your private showing today!

Built in 2011

### Essential Information

MLS® #	A2221405
Price	\$499,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,750
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	12617 106 Street
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2M3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Walk-In Closet(s), Tankless Hot Water
Appliances	Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Barbecue
Lot Description	Cul-De-Sac, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	5
Zoning	RG

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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