

\$450,000 - 11906 106a Street, Grande Prairie

MLS® #A2240104

\$450,000

4 Bedroom, 3.00 Bathroom, 1,503 sqft

Residential on 0.14 Acres

Royal Oaks., Grande Prairie, Alberta

Spacious, Family-Friendly Bungalow in Royal Oaks – Custom-Built with Exceptional Millwork.

Discover the ideal family home in the heart of the highly sought-after Royal Oaks neighbourhood—a peaceful, well-established community surrounded by parks, playgrounds, and quiet streets. This 1503 sqft custom-built raised bungalow offers the perfect blend of space, style, and functionality designed with family living in mind.

Inside, you’ll find 4 bedrooms and 3 full bathrooms, thoughtfully laid out to provide both privacy and togetherness. The main floor features rich custom millwork, including built-in bookcases in the kitchen and living room. The kitchen is both beautiful and functional, plenty of cabinetry, under-cabinet lighting, a new sil-granite sink, and a raised eating bar—ideal for family breakfasts or entertaining guests.

Off the kitchen, patio doors lead to a large, covered deck, offering an extended outdoor living space for family barbecues or relaxing evenings. A cozy gas fireplace anchors the living room, while the main bathroom features a luxurious 6-ft jetted tub. There are 2 nice sized spare bedrooms on the main floor as well as the spacious primary suite with a walk-in closet and a private ensuite, creating a peaceful retreat for parents.



The fully finished basement offers even more room for a growing family, with a large family room (complete with theater setup), a second gas fireplace, a wet bar, a third full bath, a 4th bedroom, and another room that would be perfect for a home gym, games room, or home office. A fully finished laundry room adds convenience and efficiency with a laundry sink and a built in sewing area.

Other highlights include a heated, oversized 24' x 26' garage, 2 sheds (10'x16' and 5'7"x8'), newer shingles and eaves with gutter guards, and a hot water tank replaced in 2018. The home is perfectly situated across from a park and playground, making it an unbeatable choice for families who value space, comfort, and community.

Built in 2000

Essential Information

MLS® #	A2240104
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,503
Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	11906 106a Street
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie

Province	Alberta
Postal Code	T8V 7N5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Central Vacuum, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, Storage, Sump Pump(s), Bookcases
Appliances	Bar Fridge, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2025
Days on Market	20
Zoning	RS

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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