

# \$499,900 - 11902 107 Street, Grande Prairie

MLS® #A2218427

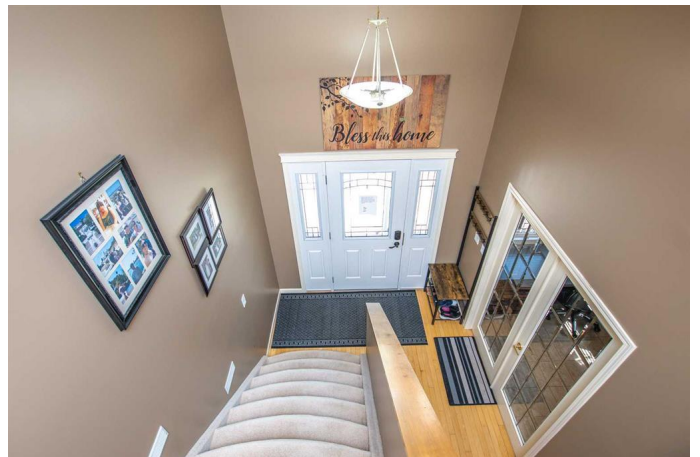
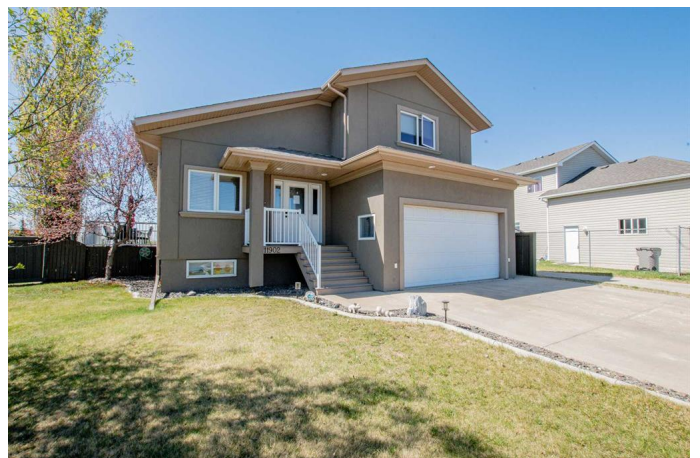
**\$499,900**

4 Bedroom, 4.00 Bathroom, 1,861 sqft

Residential on 0.14 Acres

Royal Oaks., Grande Prairie, Alberta

Custom built home in a great location. No houses behind; backs onto a greenspace/dog park and also has an easement beside. This is not a cookie cutter house but a unique home loaded with features. Great curb appeal with it's stucco exterior and you will notice the new shingles. When entering the front door you will see the double doors which lead to the office with built in cabinetry. This space is perfect for someone who needs a home office or an ideal homework spot for the kids. The kitchen/dining and living space is open concept and very impressive with it's soaring vaulted ceiling and all the windows. The kitchen has a lots of cabinetry, a pantry, island with Jenn air stove. The dining area will accommodate a large table. The living room has a real wood burning fireplace. This home has two primary suites. One is located on the main floor and it has full ensuite, dual closets, plumbed for washer/dryer (not included) and access to the 3 season room and the deck/spacious backyard. Completing the main floor is the half bath and access to the heated garage. The second floor has the second primary suite with walk in closet, gas fireplace, and ensuite with shower & soaker tub. The second floor also has a very unique bonus room which overlooks the main floor. The basement has nice family room, flex room (could be a bedroom but no closet), 2 more bedrooms, bathroom and designated laundry room with cabinetry. The basement also has in floor heat and the yard has an irrigation



system. Contact your Realtor to view to great home

Built in 2000

### **Essential Information**

MLS® #	A2218427
Price	\$499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,861
Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	11902 107 Street
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V7W2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Pantry, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Underground Sprinklers, Triangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	13
Zoning	RS

## Listing Details

Listing Office	RE/MAX Grande Prairie
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