

# \$520,900 - 12609 107 Street, Grande Prairie

MLS® #A2219628

**\$520,900**

4 Bedroom, 4.00 Bathroom, 1,755 sqft  
Residential on 0.11 Acres

Royal Oaks., Grande Prairie, Alberta

Welcome to this beautifully maintained 4-bedroom, 3.5-bathroom home in the heart of Royal Oaks. Enjoy unbeatable convenience with quick access to multiple schools, shopping, parks, scenic walking and biking trails, and the hospital, all just minutes from your doorstep. Step inside to discover a bright and functional main floor designed with both everyday living and entertaining in mind. The expansive kitchen features granite countertops, stainless steel appliances, a large corner pantry, and an abundance of cabinetry for all your storage needs. The adjoining dining area opens directly onto a low-maintenance vinyl deck and a fully landscaped backyard. Perfect for outdoor dining and summer gatherings. Soaring 20-foot ceilings and a cozy gas fireplace create a striking yet welcoming atmosphere in the living room. The main level also includes a large office, a 2-piece guest bathroom and a dedicated laundry room with a new washer and dryer for convenience. Upstairs, the spacious primary suite offers a relaxing retreat with a walk-in closet, his-and-hers sinks, a luxurious corner jacuzzi tub, and a large seated shower. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement, completed in 2018, extends your living space with a generous rec room, an additional bedroom, and a modern 3-piece bathroom. Ideal for movie nights, a home gym, or accommodating guests. Additional features include a



high-efficiency furnace, low-E Argon energy-efficient windows, hot water on demand, and a central vacuum system. This turn-key home offers the perfect blend of style, comfort, and functionality in a great neighborhood. Don't miss your opportunity to call it yours!

Built in 2012

**Essential Information**

MLS® #	A2219628
Price	\$520,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,755
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	12609 107 Street
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2L7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	2
Zoning	RG

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

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.