

13005 106A Street  
Grande Prairie, Alberta

MLS # A2137692



**\$514,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Royal Oaks             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | Bi-Level               |               |                  |
| <b>Size:</b>     | 1,400 sq.ft.           | <b>Age:</b>   | 2023 (1 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.12 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard, City Lot    |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Quartz Counters, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s) |                   |    |

**Inclusions:** n/a

Discover this amazing brand-new build in the desirable Royal Oaks community! Built with care from the ground up, this spacious bi-level home boasts a modern design and fantastic features. Enjoy a 2-car garage, a luxurious master bedroom with a 5-piece ensuite and walk-in closet, Two additional main-level bedrooms, Living Room with Cozy Gas FirePlace and a 4-piece bathroom. Conveniently located near a school, hospital, grocery store, and mall, this home offers both comfort and convenience. Don't miss the opportunity to make this stunning home yours!