



GRASSROOTS
REALTY GROUP

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13017 106A Street
Grande Prairie, Alberta

MLS # A2232082



\$650,000

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,035 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	5
Garage:	Concrete Driveway, Garage Door Opener, Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Pie Shaped Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Stunning Modified Bi-Level in Royal Oaks with Legal Suite! Step into luxury and functionality with this beautifully built home, ideally situated in a quiet cul-de-sac in the desirable Royal Oaks neighborhood. Thoughtfully designed for modern living, the upper level showcases a grand primary suite featuring a massive walk-in closet and a spa-inspired 5-piece ensuite. Two additional bedrooms, each with their own private ensuite, offer exceptional comfort and privacy. The main living area is flooded with natural light from oversized windows and anchored by a stylish feature fireplace. An open-concept layout seamlessly connects the dining area to the gourmet kitchen, complete with quartz countertops, sleek cabinetry, and premium finishes—perfect for entertaining or everyday living. The fully finished basement is a legal suite with its own private entrance, offering two spacious bedrooms, a full kitchen, and a large living room—ideal for multigenerational living or generating rental income. Additional features include a triple-car garage, built-in security system, and integrated speakers on the main floor. Enjoy the perfect blend of tranquility and convenience in this exceptional home—truly a rare find in Royal Oaks!