



**GRASSROOTS**  
REALTY GROUP

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13005 106A Street  
Grande Prairie, Alberta

MLS # A2268206



**\$519,900**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Royal Oaks                      |               |                  |
| <b>Type:</b>     | Residential/House               |               |                  |
| <b>Style:</b>    | Modified Bi-Level               |               |                  |
| <b>Size:</b>     | 1,400 sq.ft.                    | <b>Age:</b>   | 2025 (0 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, Cul-De-Sac |               |                  |

|                    |                                                                                          |                   |    |
|--------------------|------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                          | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                                                                             | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                                                                          | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |                   |    |

**Inclusions:** \$7000 APPLIANCE ALLOWANCE, GARAGE HEATER, 12\*10 FEET DECK & ALBERTA NEW HOME WARRANTY - 1 Year Builders Warranty, 10 Year New Home

Welcome to this brand-new 1,400 sq. ft. modified bi-level in the desirable Royal Oaks community, featuring 3 bedrooms, 2 bathrooms, and a double attached garage. Designed with modern living in mind, it offers an open-concept layout with a chef's kitchen boasting quartz countertops, a large island, and pantry, a bright living room with a cozy electric fireplace, and a private primary retreat upstairs complete with a walk-in closet and spa-like 5-piece ensuite. Two additional bedrooms and a full bathroom on the main level add flexibility, while the unfinished basement provides room to grow. Situated in a quiet cul-de-sac close to schools, shopping, parks, and the hospital, this home perfectly blends comfort, convenience, and style.