



**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 (2 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!