



**13005 106A Street**  
**Grande Prairie, Alberta**

**MLS # A2197266**



**\$519,900**

<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, Cul-De-Sac		

<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>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** Studio Homes Warranty 1 Year, Alberta New Home Warranty 2 Year, 5yr or 7yr Building Envelope, 10yr Structural and \$5,000 Appliance Allowance

Welcome to this beautifully designed brand-new modified bi-level home in the sought-after Royal Oaks community! Offering 1,400 sq. ft. of modern living space, this home features 3 spacious bedrooms, 2 bathrooms, and a 2-car garage, blending comfort and style seamlessly. The open-concept layout is perfect for entertaining, with a chef's dream kitchen boasting quartz countertops, a large island with seating, and a pantry for ample storage. The cozy electric fireplace adds warmth to the main living space, while large windows flood the home with natural light. The primary bedroom retreat on the upper level includes a walk-in closet and a spa-like 5-piece ensuite with a dual vanity and a beautifully tiled shower. Two additional bedrooms and a bathroom on the main level provide flexibility and convenience. The unfinished basement offers endless possibilities to customize your living space. Located in a private cul-de-sac in Royal Oaks, this home provides easy access to schools, hospitals, shopping, and entertainment. Plus, GST is included in the price, with the rebate paid to the builder. Don't miss out—schedule your viewing today!