

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

MLS # A2252597



\$529,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,400 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	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.