

**13006 106 Street
Grande Prairie, Alberta**

MLS # A2308681



\$549,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Dirham Homes Job #25-15 - The Ellington II. Step into refined living in this stunning brand new 1634 sq.ft 2 storey home. Perfectly situated within a sought-after, established community close to grocery stores, shopping, dining, and an array of everyday amenities. Designed with both style and functionality in mind, this newly constructed residence offers modern comfort in a mature, convenient location. This 1634 sq.ft home features three beautifully appointed bedrooms, including a serene primary retreat complete with a full 5 piece ensuite bathroom and a spacious walk-in closet—your own private escape. Two additional bedrooms are thoughtfully positioned near a full bathroom, ideal for family or guests. The main floor is enhanced by a stylish powder room and convenient laundry area, adding ease to daily living. A double attached garage provides ample space for vehicles and storage, while the overall layout reflects quality craftsmanship and contemporary design throughout. This is a rare opportunity to enjoy the elegance of new construction paired with the charm and convenience of an established neighbourhood.