

13005 106A Street
Grande Prairie, Alberta

MLS # A2137692



\$514,900

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|------------------|------------------------|---------------|------------------|
| Division: | Royal Oaks | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,400 sq.ft. | Age: | 2023 (1 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, City Lot | | |

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