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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 (1 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		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Quartz Counters, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**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!