



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**13017 106A Street  
Grande Prairie, Alberta**

**MLS # A2232082**



**\$650,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	2,035 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Stunning Modified Bi-Level in Royal Oaks with Legal Suite! Step into luxury and functionality with this beautifully built home, ideally situated in a quiet cul-de-sac in the desirable Royal Oaks neighborhood. Thoughtfully designed for modern living, the upper level showcases a grand primary suite featuring a massive walk-in closet and a spa-inspired 5-piece ensuite. Two additional bedrooms, each with their own private ensuite, offer exceptional comfort and privacy. The main living area is flooded with natural light from oversized windows and anchored by a stylish feature fireplace. An open-concept layout seamlessly connects the dining area to the gourmet kitchen, complete with quartz countertops, sleek cabinetry, and premium finishes—perfect for entertaining or everyday living. The fully finished basement is a legal suite with its own private entrance, offering two spacious bedrooms, a full kitchen, and a large living room—ideal for multigenerational living or generating rental income. Additional features include a triple-car garage, built-in security system, and integrated speakers on the main floor. Enjoy the perfect blend of tranquility and convenience in this exceptional home—truly a rare find in Royal Oaks!