



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2252597**



**\$529,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2025 (0 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, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** \$5000 APPLIANCE ALLOWANCE & bALBERTA 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.