



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

13302 106 Street
Grande Prairie, Alberta

MLS # A2336969



\$649,000

Division:	Arbour Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,535 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Skylight(s)		

Inclusions: Alarm/Security system, storage shed.

Impressive corner-lot home offering modern design, beautiful views, and an east-to-west orientation that brings in natural light throughout the day. Featuring 6 bedrooms, 3 full bathrooms, and 1 half bathroom, this spacious home offers approximately 1,535 sq. ft. across the main and upper levels plus approximately 1,000 sq. ft. of permitted, City-approved finished basement space. A standout feature is the spectacular primary suite, privately situated on its own level above the double attached garage and thoughtfully separated from the secondary bedrooms and main living areas. The kitchen is designed for both everyday living and entertaining with quartz countertops and a large central island. Step outside to the spacious back deck and enjoy breathtaking panoramic views stretching to the horizon, with no houses directly behind the property for an added sense of privacy and openness. Beautiful scenery and spectacular sunsets create an inviting backdrop for relaxing or entertaining outdoors. With approximately 2,535 sq. ft. of total finished living space, a double attached garage, generous bedroom capacity, and convenient access to schools, shopping, and other amenities, this home offers an excellent combination of space, privacy, functionality, and natural surroundings for large or multigenerational households.