

**13005 106A Street
Grande Prairie, Alberta****MLS # A2137692****\$514,900**

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		

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!