

# \$529,900 - 13005 106a Street, Grande Prairie

MLS® #A2197266

**\$529,900**

3 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential on 0.12 Acres

Royal Oaks., Grande Prairie, Alberta

Welcome to this beautifully designed brand-new modified bi-level home in the sought-after Royal Oaks community! Offering 1,400 sq. ft. of modern living space, this home features 3 spacious bedrooms, 2 bathrooms, and a 2-car garage, blending comfort and style seamlessly. The open-concept layout is perfect for entertaining, with a chef's dream kitchen boasting quartz countertops, a large island with seating, and a pantry for ample storage. The cozy electric fireplace adds warmth to the main living space, while large windows flood the home with natural light. The primary bedroom retreat on the upper level includes a walk-in closet and a spa-like 5-piece ensuite with a dual vanity and a beautifully tiled shower. Two additional bedrooms and a bathroom on the main level provide flexibility and convenience. The unfinished basement offers endless possibilities to customize your living space. Located in a private cul-de-sac in Royal Oaks, this home provides easy access to schools, hospitals, shopping, and entertainment. Plus, GST is included in the price, with the rebate paid to the builder. Don't miss out—schedule your viewing today!

Built in 2023

## Essential Information

MLS® # A2197266

Price \$529,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	13005 106a Street
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V8K9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Garage Control(s), Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, City Lot, Cul-De-Sac
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 26th, 2025
Days on Market	169
Zoning	RG

**Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.