

\$650,000 - 13017 106a Street, Grande Prairie

MLS® #A2232082

\$650,000

5 Bedroom, 5.00 Bathroom, 2,035 sqft
Residential on 0.20 Acres

Royal Oaks., Grande Prairie, Alberta

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 finishesâ€”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 roomâ€”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 homeâ€”truly a rare find in Royal Oaks!



Built in 2024

Essential Information

MLS® #	A2232082
Price	\$650,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	2,035
Acres	0.20
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	13017 106a Street
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6V2

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Garage Door Opener, Triple Garage Attached
# of Garages	3

Interior

Interior Features	See Remarks
Appliances	Built-In Gas Range, Built-In Oven, Microwave, Tankless Water Heater, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	None
Lot Description	City Lot, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 15th, 2025
Days on Market	5
Zoning	RG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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