780-814-1090
admin@mylifestyleagents.ca

13006 106 Street
Grande Prairie, Alberta

MLS # A2308681



$549,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Fiberglass, Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Dirham Homes Job #25-15 - The Ellington II. Step into refined living in this stunning brand new 1634 sq.ft 2 storey home. Perfectly situated within a sought-after, established community close to grocery stores, shopping, dining, and an array of everyday amenities. Designed with both style and functionality in mind, this newly constructed residence offers modern comfort in a mature, convenient location. This 1634 sq.ft home features three beautifully appointed bedrooms, including a serene primary retreat complete with a full 5 piece ensuite bathroom and a spacious walk-in closet—your own private escape. Two additional bedrooms are thoughtfully positioned near a full bathroom, ideal for family or guests. The main floor is enhanced by a stylish powder room and convenient laundry area, adding ease to daily living. A double attached garage provides ample space for vehicles and storage, while the overall layout reflects quality craftsmanship and contemporary design throughout. This is a rare opportunity to enjoy the elegance of new construction paired with the charm and convenience of an established neighbourhood.

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