



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

13005 106A Street  
Grande Prairie, Alberta

MLS # A2252597



\$529,900

|             |                                                                                                      |            |    |
|-------------|------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas                                                                              | Water:     | -  |
| Floors:     | Carpet, Tile, Vinyl                                                                                  | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                      | Condo Fee: | -  |
| Basement:   | Full, Unfinished                                                                                     | LLD:       | -  |
| Exterior:   | Vinyl Siding                                                                                         | Zoning:    | RG |
| Foundation: | Poured Concrete                                                                                      | Utilities: | -  |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters             |            |    |
| Inclusions: | \$5000 APPLIANCE ALLOWANCE & bALBERTA NEW HOME WARRANTY - 1 Year Builders Warranty, 10 Year New Home |            |    |

Welcome to this brand-new 1,400 sq. ft. modified bi-level in the desirable Royal Oaks community, featuring 3 bedrooms, 2 bathrooms, and a double attached garage. Designed with modern living in mind, it offers an open-concept layout with a chef’s kitchen boasting quartz countertops, a large island, and pantry, a bright living room with a cozy electric fireplace, and a private primary retreat upstairs complete with a walk-in closet and spa-like 5-piece ensuite. Two additional bedrooms and a full bathroom on the main level add flexibility, while the unfinished basement provides room to grow. Situated in a quiet cul-de-sac close to schools, shopping, parks, and the hospital, this home perfectly blends comfort, convenience, and style.