

13021 104B Street
Grande Prairie, Alberta

MLS # A2205778

\$670,000

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|-----------|---|--------|------------------|
| Division: | Royal Oaks | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 2,375 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 6 | Baths: | 4 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.34 Acre | | |
| Lot Feat: | Back Yard, City Lot, Cul-De-Sac, Pie Shaped Lot | | |

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|-------------|--|------------|----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound | | |
| Inclusions: | Speaker System, Led Lights, Security Cameras | | |

Welcome to this newly constructed, modified bi-level home located in the sought-after Royal Oaks neighborhood. This residence offers a perfect combination of elegance, functionality, and space. The upper level features a grand master suite with a massive walk-in closet and an exquisite 5-piece ensuite. Two additional bedrooms, each with their own private ensuite, ensure comfort and privacy for family or guests. Large windows illuminate the spacious living room, complete with a stylish feature fireplace. The open-concept dining area flows seamlessly into the gourmet kitchen, which is highlighted by quartz countertops, sleek cabinetry, and premium finishes. The fully finished walk-out basement is a legal suite, offering two large bedrooms, a spacious living room, and a fully equipped kitchen—ideal for extended family or potential rental income. Additional highlights include a triple-car garage, built-in security system, and integrated speakers throughout the main floor for a modern lifestyle. Nestled in a quiet cul-de-sac, this home provides both tranquility and convenience.