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MLS # A2205778

13021 104B Street Grande Prairie, Alberta

Heating:

Floors:

Roof:

\$670,000



Central, Natural Gas

Asphalt Shingle

Ceramic Tile, Vinyl Plank

SAMPLE PHOTO

Division:	Royal Oaks		
Туре:	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		
	Water:	-	
	Sewer:	-	
	Condo Fee:	; -	
	LLD:	-	
	Zoning:	RG	
	Utilities:	-	

 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.