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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.