13021 104B Street
Grande Prairie, Alberta

MLS # A2205778

SAMPLE PHOTO

$670,000

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		

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.