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## 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:** Water: Central, Natural Gas Floors: Sewer: Ceramic Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full **Exterior:** Zoning: Stone, Vinyl Siding RG Foundation: **Utilities: Poured Concrete** 

**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.