

13013 104B Street
Grande Prairie, Alberta

MLS # A2184510



\$639,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,985 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, 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. Boasting 1,985 sq. ft. on the upper level, 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 such as built in gas stove, wall oven and microwave. 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. Don't miss this opportunity to own a luxurious and versatile home in Royal Oaks. Schedule your viewing today!