

\$670,000 - 13021 104b Street, Grande Prairie

MLS® #A2205778

\$670,000

6 Bedroom, 4.00 Bathroom, 2,375 sqft

Residential on 0.34 Acres

Royal Oaks., Grande Prairie, Alberta

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.

Built in 2025

Essential Information

MLS® #	A2205778
Price	\$670,000
Bedrooms	6

SAMPLE PHOTO



Bathrooms	4.00
Full Baths	4
Square Footage	2,375
Acres	0.34
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	13021 104b Street
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V4W5

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior 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
Appliances	None
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	March 25th, 2025
-------------	------------------

Days on Market	59
----------------	----

Zoning	RG
--------	----

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.