



**DJ Golden**  
**REAL ESTATE**

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**13021 104B Street**  
**Grande Prairie, Alberta**

**MLS # A2205778**

**SAMPLE PHOTO**



**\$670,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,375 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.34 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	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.