



**13005 104B Street  
Grande Prairie, Alberta**

**MLS # A2174607**



**\$569,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,845 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** Studio Homes Warranty 1 Year, Alberta New Home Warranty 2 Year, 5yr or 7yr Building Envelope, 10yr Structural and \$5,000 Appliance Allowance

This stunning new construction offers modern living at its finest, featuring a spacious 1,845 sq. ft. layout on one of the largest lots in the city. Complete with a 3-car garage and a \$5,000 appliance allowance, this home blends comfort and style perfectly. Step inside and experience the warmth of the luxurious electric fireplace on the main level, setting the tone for the open-concept living and dining areas, ideal for both entertaining and family time. The modern kitchen is a chef's dream, boasting quartz countertops and ample storage. A den and convenient washroom are located on the main level for added flexibility and convenience. Large windows flood the space with natural light, creating a warm and welcoming atmosphere. The home's modern finishes and thoughtful layout are designed with contemporary living in mind. On the upper level, the master bedroom serves as a peaceful retreat, complete with a large walk-in closet and a 5-piece ensuite. Two additional bedrooms provide plenty of space for family or guests, while the bonus room offers versatility as a home office, playroom, or media space. An extra bathroom and laundry room on this level add even more convenience. The basement has a separate entry and is currently unfinished, offering endless possibilities for customization. Outside, the large lot provides plenty of space for outdoor activities, gardening, or simply enjoying the peaceful ambiance of the Royal Oaks neighborhood. The 3-car garage offers ample room for vehicles and additional storage. Located in a tranquil community with easy access to schools, hospitals, shopping, and entertainment, this home offers everything you need right at your fingertips. Don't miss out on making this exceptional property your new home! GST is included in the price, with the rebate paid to the builder.