

**12914 Royal Oaks Boulevard**  
**Grande Prairie, Alberta**

**MLS # A2218508**



**\$659,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,145 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	City Lot, Waterfront		

<b>Heating:</b>	High Efficiency, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	A/C , Garage Heater		

This executive two-story home boasts 2,145 square feet of thoughtfully designed living space, backing onto the picturesque Royal Oaks pond. The home is equipped with a high-end Bosch induction cooktop, a walk-through pantry, and a spacious granite kitchen island, complemented by stunning to-ceiling cabinets with accent lighting and a coffee nook. The main level features elegant wood flooring, a tiled entrance, and luxurious granite kitchen countertops and bathroom vanities. Additional highlights include a convenient main-floor powder room, a dining room, and a living room adorned with large windows that provide captivating views of the pond. A gas fireplace serves as a striking focal point, showcasing a stone feature and mantel. This beautifully designed walkout basement adds to the home's appeal, while the sumptuous ensuite features a double vanity and a classic soaker tub. Luxury window coverings enhance the elegance throughout the home. The primary bedroom offers breathtaking views of the pond, accompanied by two additional well-sized bedrooms and a tastefully appointed main bathroom on the upper level. The second floor is completed by a conveniently located laundry room, all presented in a harmonious neutral color palette. Key features include air conditioning and a heated three-car garage. The fenced backyard is beautifully landscaped, and a deck off the dining room, complete with a glass privacy wall, offers a serene outdoor space. Contact your favorite Real Estate Agent to view this great Home in person.