



GRASSROOTS
REALTY GROUP

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**12914 Royal Boulevard
Grande Prairie, Alberta**



\$649,900

| | | | |
|--------------------|-------------------------|---------------|-----------------|
| Division: | Royal Oaks | | |
| Type: | House | | |
| Style: | 2 Storey | | |
| Size: | 2,109 sq.ft. | Age: | - |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Possession: | 2018-04-30T00:00:00.000 | | |
| Garage: | Attached, Double | | |
| Driveway: | Concrete | | |

| | | | |
|------------------|---|-------------------------|-----------|
| Heating: | Forced Air, Natural Gas, High Efficiency | Water: | Municipal |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Municipal |
| Roof: | Laminated Fiberglass Shingles | Taxes: | - |
| Basement: | Full/w Walkout | Condo Fee: | - |
| Exterior: | Stone, Vinyl | Lot Fee: | - |
| Land: | - | Maintenance Fee: | - |
| Features: | Deck, Ensuite, Gas Fireplace, Non-Smoking Home, Pet-free Home, Restrictive Covenants, Jet Tub | | |

Inclusions: \$5000 Appliance Allowance, Garage Heater, RPR, 10 Year Alberta New Home Warranty.



SAMPLE PHOTOS AND 3D MODEL The Spectacular 3 Car 'Ally' by Harker Homes on the pond in Royal Oaks! This Executive 2-storey is the definition of luxury, attention to detail and class. This home has 2109 sqft of luxury with 3 bed, 2.5 baths plus an exceptional bonus or theatre room. The Chefs kitchen is truly a masterpiece, with walk-thru pantry, ceiling height soft close cabinets, massive breakfast bar, granite surfaces, hardwood, as with all Harker Homes, high-end fixtures. The upstairs is completed with two large bedrooms, laundry, plus the master, full bath and bonus room. The master suite upstairs has finishings similar to a boutique hotel with his and her sinks, jet tub and private shower. Harker Homes: Famous Finishing, Unrivaled Quality, Affordable Luxury.