



GRASSROOTS
REALTY GROUP

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

MLS # A2218508



\$659,000

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

Heating:	High Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	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)		
Inclusions:	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.