



GRASSROOTS
REALTY GROUP

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**13010 Royal Boulevard
Grande Prairie, Alberta**

MLS # A2220644



\$694,999

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,198 sq.ft.	Age:	2015 (10 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Storage, Sump Pump(s), Tankless Hot Water		

Inclusions: None

10K PRICE DROP!!!!!! MOTIVATED TO SELL. ABSOLUTELY IMPECCABLE, CUSTOM-BUILT 2,200 SQ FT TWO-STOREY HOME IN ROYAL OAKS BACKING ONTO A SERENE POND! From the moment you arrive, enjoy professional landscaping and a covered front porch. Inside, the bright entryway features elegant ceramic tile that flows into engineered hardwood throughout the main living areas. The heart of the home is the open-concept chef's kitchen, complete with floor-to-ceiling soft-close cabinetry, crisp quartz countertops, a massive island with seating, under-cabinet lighting, a smart tile backsplash, and high-end stainless appliances. A walk-through pantry provides exceptional storage, and a main-floor bedroom with a full bath makes multigenerational living or hosting guests effortless. Upstairs you'll find a primary suite designed as your private spa retreat, featuring dual sinks, a tub, a fully tiled shower with glass door, and a generous walk-in closet. Two additional bedrooms, a second full bath, and a dedicated laundry room complete this level. The fully developed lower level is ideal for extended family, a teen retreat, or mortgage helper. It offers luxury vinyl plank flooring, a full kitchen electric fireplace, spacious family area, two bedrooms, a fourth full washroom. Mechanical highlights include hot water on demand, a high-efficiency furnace, and central air conditioning. Outside, entertain on the custom two-tier deck with gas line for your BBQ while overlooking the tranquil pond. The heated double garage is perfect for cars or hobby projects. This home is 100 percent turnkey and shows better than new—don't miss your chance to experience luxury living in Royal Oaks. Call your favorite agent today!