



GRASSROOTS
REALTY GROUP

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12914 Royal Boulevard
Grande Prairie, Alberta

MLS # L120969



\$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, Heated, Triple		
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.