



GRASSROOTS
REALTY GROUP

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13054 Royal Blvd
Grande Prairie, Alberta

MLS # A2112208



\$579,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,162 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cleared, Creek/River/Str		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your new home by Bhag Construction backing onto Royal Oaks pond. This amazing two storey will wow you with it's incredible floor plan, spanning almost 2200 sq/ft of grand yet functional layout. Main floor welcomes you with double doors into the entry that immediately to your left has a large office space, and to your right access to mudroom connecting to the oversized 2 car garage. Open concept setting has kitchen with large quartz island, plenty of countertop space, cabinets, and huge pantry for storage. The transition from kitchen to dining room to large family room makes the great room feel spacious yet also warm and inviting, with feature fireplace and lots of windows allowing in plenty of natural light. To complete this level you'll also find 2 piece bathroom as well. Upstairs you'll find a massive primary bedroom overlooking the pond out back with walk in closet plus large 5 piece ensuite bathroom. The 2 kids rooms are also very generous in size, with full bathroom and laundry room to complete upper level. Future basement plans allow a few options with 2 bedrooms, family room and bathroom or with it's walk out feature to develop with a mother in-law suite as plumbing is setup for kitchenette if desired. Location of home backing onto Royal Oaks pond and trails gives you the city amenities while being close to nature with no rear neighbours and plenty of green space to enjoy. Fantastic home in a fantastic area.