



**12806 Royal Boulevard  
Grande Prairie, Alberta**

**MLS # A2142845**



**\$669,900**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,160 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Yard Drain		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** N/A

Impressive two-storey, with walk-out basement backing the pond in Royal Oaks. TRIPLE GARAGE! This 5 year young home has been meticulously maintained by the original owners. 3 bedroom, 2.5 bathroom & a bonus room on the second floor- this home has great space! Stunning kitchen features sleek white cabinets & quartz countertop & a the perfect tile backsplash to finish it off. Whirlpool stainless steel appliances & a good sized walk-in pantry. The dining room steps out to the deck with a west view of the pond. The living room showcases a modern feature wall with a fireplace to warm the space. The primary bedroom features a dreamy ensuite with double vanities, soaker tub and a large tiled shower with rain & regular shower head. There's also a roomy walk-in closet. A bonus room, 2 more bedrooms, bathroom & laundry are on the second floor. The indoor luxury flows to the outdoors with an incredible low maintenance, commercial grade landscape featuring imported Italian tile, extensive concrete work, hardwired ambient lighting & many convenient outlets. Triple heated garage with high ceiling offering good storage. Excellent potential in the undeveloped walkout basement wth high ceilings & huge windows. This property is walking distance to beautiful parks, walking trails & school. A must see!