



GRASSROOTS
REALTY GROUP

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**13062 Royal Boulevard
Grande Prairie, Alberta**

MLS # A2196310



\$749,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,776 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Security System		

Stunning New Construction with Unobstructed Pond Views! Welcome to this luxurious 2,776 sq. ft. home, perfectly designed for modern living and backing onto the scenic Royal Oaks Pond with no rear neighbors! Offering sophisticated finishes and an open-concept layout, this home is ideal for families and entertainers alike. Step inside to find a bright and airy main floor, where the chef's kitchen boasts high-end cabinetry, sleek quartz countertops, a spacious island, and a walk-in pantry. The dining area flows seamlessly into the inviting living room, featuring an electric fireplace framed by custom built-ins—perfect for cozy evenings. A private office and a convenient half bath add functionality to the main level. Upstairs, the primary suite is a true retreat, offering expansive windows with tranquil pond views, a luxurious 5-piece ensuite with a soaking tub, dual vanities, a glass-enclosed shower, and a massive walk-in closet. The additional bedrooms are generously sized, each with its own private 3-piece ensuite, ensuring ultimate privacy and comfort. A bonus room provides extra space for a playroom, home gym, or media room, while the dedicated laundry room adds everyday convenience. Outside, enjoy unparalleled backyard views with direct access to walking trails, creating a peaceful and private outdoor oasis. The triple-car garage offers plenty of storage and parking for all your needs. Nestled in a sought-after community with breathtaking natural surroundings, this exceptional home combines elegance, space, and a prime location. Don't miss your chance to own this dream home—schedule your showing today!