



**13062 Royal Boulevard  
Grande Prairie, Alberta**

**MLS # A2196310**



**\$749,900**

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

<b>Heating:</b>	Central, High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, 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>	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**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!