# \$679,995 - 12914 Royal Oaks Boulevard, Grande Prairie

MLS® #A2218508

## \$679,995

3 Bedroom, 3.00 Bathroom, 2,145 sqft Residential on 0.15 Acres

Royal Oaks., Grande Prairie, Alberta

This executive two-story home boasts 2,145 square feet of thoughtfully designed living space, backing onto the picturesque Royal Oaks pond.

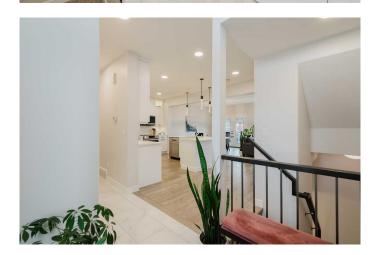
The home is equipped with a high-end Bosch induction cooktop, a walk-through pantry, and a spacious granite kitchen island, complemented by stunning to-ceiling cabinets with accent lighting and a coffee nook. The main level features elegant wood flooring, a tiled entrance, and luxurious granite kitchen countertops and bathroom vanities. Additional highlights include a convenient main-floor powder room, a dining room, and a living room adorned with large windows that provide captivating views of the pond. A gas fireplace serves as a striking focal point, showcasing a stone feature and mantel.

This beautifully designed walkout basement adds to the home's appeal, while the sumptuous ensuite features a double vanity and a classic soaker tub. Luxury window coverings enhance the elegance throughout the home. The primary bedroom offers breathtaking views of the pond, accompanied by two additional well-sized bedrooms and a tastefully appointed main bathroom on the upper level. The second floor is completed by a conveniently located laundry room, all presented in a harmonious neutral color palette.

Key features include air conditioning and a heated three-car garage, The fenced backyard is beautifully landscaped, and a deck







off the dining room, complete with a glass privacy wall, offers a serene outdoor space. Contact your favorite Real Estate Agent to view this great Home in person.

#### Built in 2017

## **Essential Information**

MLS® # A2218508 Price \$679,995

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,145
Acres 0.15
Year Built 2017

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 12914 Royal Oaks Boulevard

Subdivision Royal Oaks.
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V 6J6

## **Amenities**

Parking Spaces 5

Parking Driveway, Triple Garage Attached

# of Garages 3
Is Waterfront Yes
Waterfront Pond

#### Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Animal Home, Open Floorplan,

Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Walk-In

Closet(s), Tankless Hot Water

Appliances Dishwasher, Induction Cooktop, Microwave Hood Fan, Oven,

Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater

Heating High Efficiency, Fireplace(s), Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Great Room, Glass Doors

Has Basement Yes

Basement Full, Unfinished, Walk-Out

## **Exterior**

Exterior Features Balcony

Lot Description City Lot, Waterfront

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 6th, 2025

Days on Market 7

Zoning LDR

## **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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