

# **\$659,000 - 12914 Royal Oaks Boulevard, Grande Prairie**

MLS® #A2218508

**\$659,000**

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	\$659,000
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,
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	Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Induction Cooktop
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	45
Zoning	LDR

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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