

# \$694,999 - 13010 Royal Boulevard, Grande Prairie

MLS® #A2220644

**\$694,999**

6 Bedroom, 4.00 Bathroom, 2,198 sqft  
Residential on 0.13 Acres

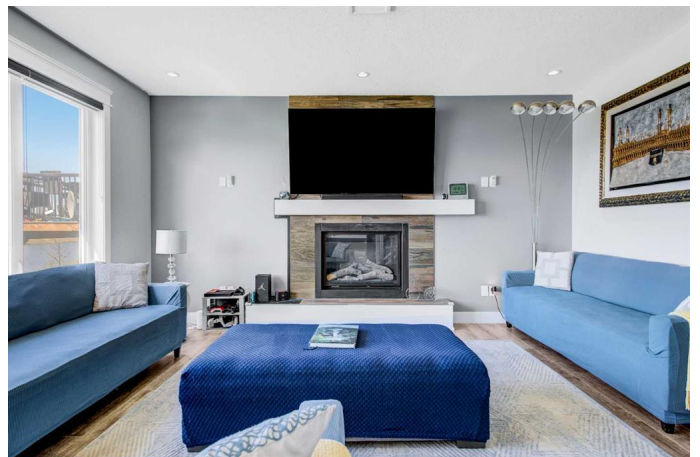
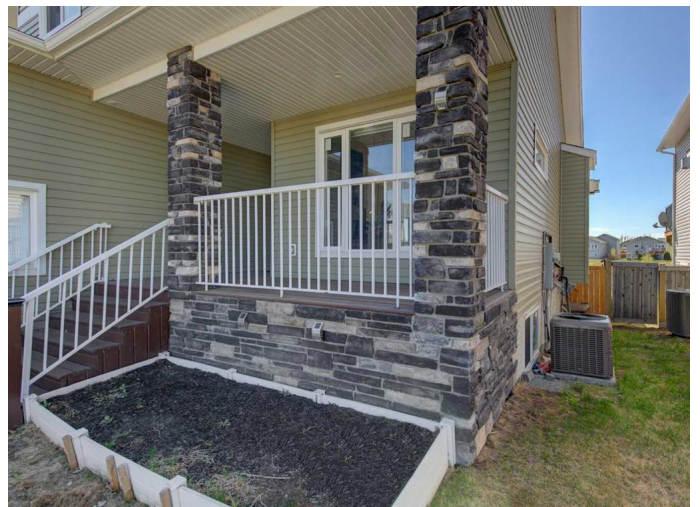
Royal Oaks., Grande Prairie, Alberta

10K PRICE DROP!!!!!! MOTIVATED TO SELL. ABSOLUTELY IMPECCABLE, CUSTOM-BUILT 2,200 SQ FT TWO-STOREY HOME IN ROYAL OAKS BACKING ONTO A SERENE POND! From the moment you arrive, enjoy professional landscaping and a covered front porch. Inside, the bright entryway features elegant ceramic tile that flows into engineered hardwood throughout the main living areas.

The heart of the home is the open-concept chef's kitchen, complete with floor-to-ceiling soft-close cabinetry, crisp quartz countertops, a massive island with seating, under-cabinet lighting, a smart tile backsplash, and high-end stainless appliances. A walk-through pantry provides exceptional storage, and a main-floor bedroom with a full bath makes multigenerational living or hosting guests effortless.

Upstairs you'll find a primary suite designed as your private spa retreat, featuring dual sinks, a tub, a fully tiled shower with glass door, and a generous walk-in closet. Two additional bedrooms, a second full bath, and a dedicated laundry room complete this level.

The fully developed lower level is ideal for extended family, a teen retreat, or mortgage helper. It offers luxury vinyl plank flooring, a full kitchen electric fireplace, spacious family area, two bedrooms, a fourth full washroom



Mechanical highlights include hot water on demand, a high-efficiency furnace, and central air conditioning. Outside, entertain on the custom two-tier deck with gas line for your BBQ while overlooking the tranquil pond. The heated double garage is perfect for cars or hobby projects.

This home is 100 percent turnkey and shows better than newâ€”donâ€™t miss your chance to experience luxury living in Royal Oaks. Call your favorite agent today!

Built in 2015

### Essential Information

MLS® #	A2220644
Price	\$694,999
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,198
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	13010 Royal Boulevard
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6J6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Storage, Sump Pump(s), Tankless Hot Water
Appliances	Built-In Gas Range, Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Lighting, Outdoor Grill
Lot Description	Back Yard, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	83
Zoning	RG

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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