

**12806 Royal Boulevard  
Grande Prairie, Alberta**

**MLS # A2199814**



**\$698,500**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,160 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** N/A

Immaculate two-storey with a walkout basement, backing onto the pond in Royal Oaks! This home offers a million-dollar view, a triple garage, and an extensively upgraded exterior—all in a prime location just steps from parks, walking trails, and a school. Meticulously maintained by its original owners, this property showcases modern finishes inside and out, a premium drainage system, and professionally designed landscaping featuring imported Italian tile, extensive concrete work, and hardwired ambient lighting. Inside, the bright and open layout is designed for both comfort and style. The living room centers around a stunning feature wall with a sleek fireplace, while large windows bring in an abundance of natural light. The kitchen is beautifully appointed with sleek white cabinetry, quartz countertops, a stylish backsplash, and a generous walk-in pantry. The dining area opens onto a west-facing deck, offering unbeatable sunset views over the pond. Upstairs, the bonus room offers a cozy retreat, while the primary suite is a true getaway, featuring vaulted ceilings, double doors, a spa-inspired ensuite with a soaker tub, double vanities, a massive tiled shower with rain & standard showerheads, and a spacious walk-in closet. Two additional bedrooms, a full bathroom, and a convenient second-floor laundry room complete the upper level. The walkout basement remains undeveloped, presenting huge windows, high ceilings, and endless potential to expand your living space. The triple garage is oversized, with high ceilings and custom cabinetry for maximum storage and functionality. With high-end finishes, stunning views, and incredible attention to detail, this home is a rare find in Royal Oaks. It's more than just a home, it's a lifestyle upgrade—offering modern comfort, thoughtful upgrades, and unbeatable scenery.

Don't miss your chance to own one of the most beautifully maintained homes in the area. Call or message today to book your private showing!