

**12806 Royal Boulevard  
Grande Prairie, Alberta**

**MLS # A2271592**



**\$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 Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Fruit Tree |               |                  |

|                    |                                                                                                          |                   |    |
|--------------------|----------------------------------------------------------------------------------------------------------|-------------------|----|
| <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                                                                                                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                      | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                                                                                          | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Crown Molding, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance |                   |    |

**Inclusions:** N/A

Beautifully maintained two-storey walkout backing directly onto the pond in Royal Oaks, offering a triple garage, stunning sunsets, and a long list of premium upgrades. Loved by its original owners, this home features modern finishes throughout, a top-tier drainage system, and professionally designed landscaping with imported Italian tile, extensive concrete work, and hardwired ambient lighting that transforms the yard at night. The main floor showcases an open, sun-filled layout with a custom feature wall and fireplace, large windows framing the pond, and a sleek kitchen with white cabinetry, quartz countertops, a tiled backsplash, and a walk-in pantry, with the dining area opening to a west-facing deck overlooking the water. Upstairs, the bonus room provides an ideal second living space, while the primary suite offers a true retreat with vaulted ceilings, double doors, a spa-like ensuite, and a spacious walk-in closet. The walkout basement is wide open with massive windows and high ceilings, ready for your personal touch, and the oversized triple garage delivers incredible functionality and storage. With luxurious upgrades and one of the best views in the area, plus a location just steps from parks, trails, and the school, this home stands out as one of Royal Oaks's best.