

# \$749,900 - 13062 Royal Boulevard, Grande Prairie

MLS® #A2196310

**\$749,900**

3 Bedroom, 4.00 Bathroom, 2,776 sqft

Residential on 0.13 Acres

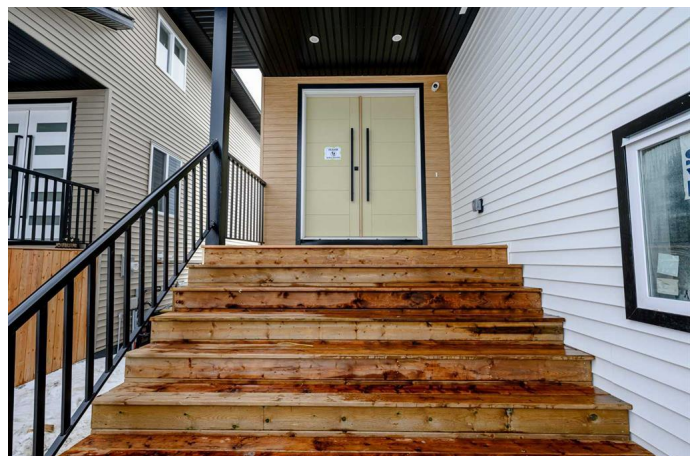
Royal Oaks., Grande Prairie, Alberta

Stunning New Construction with Unobstructed Pond Views!

Welcome to this luxurious 2,776 sq. ft. home, perfectly designed for modern living and backing onto the scenic Royal Oaks Pond with no rear neighbors! Offering sophisticated finishes and an open-concept layout, this home is ideal for families and entertainers alike.

Step inside to find a bright and airy main floor, where the chef's kitchen boasts high-end cabinetry, sleek quartz countertops, a spacious island, and a walk-in pantry. The dining area flows seamlessly into the inviting living room, featuring an electric fireplace framed by custom built-ins—perfect for cozy evenings. A private office and a convenient half bath add functionality to the main level.

Upstairs, the primary suite is a true retreat, offering expansive windows with tranquil pond views, a luxurious 5-piece ensuite with a soaking tub, dual vanities, a glass-enclosed shower, and a massive walk-in closet. The additional bedrooms are generously sized, each with its own private 3-piece ensuite, ensuring ultimate privacy and comfort. A bonus room provides extra space for a playroom, home gym, or media room, while the dedicated laundry room adds everyday convenience.



Outside, enjoy unparalleled backyard views with direct access to walking trails, creating a peaceful and private outdoor oasis. The triple-car garage offers plenty of storage and parking for all your needs.

Nestled in a sought-after community with breathtaking natural surroundings, this exceptional home combines elegance, space, and a prime location.

Donâ€™t miss your chance to own this dream homeâ€”schedule your showing today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2196310    |
| Price          | \$749,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,776       |
| Acres          | 0.13        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 13062 Royal Boulevard |
| Subdivision | Royal Oaks.           |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8V 6V2               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Gas Stove, Microwave, Tankless Water Heater, Window Coverings                                                                                                                                 |
| Heating           | Central, High Efficiency, Forced Air, Natural Gas                                                                                                                                                            |
| Cooling           | None                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                            |
| Fireplaces        | Electric, Family Room                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                          |
| Basement          | Full, Unfinished, Walk-Out                                                                                                                                                                                   |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot                   |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Concrete, Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation        | ICF Block                                                           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 22nd, 2025 |
| Days on Market | 71                  |
| Zoning         | RG                  |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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