

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

MLS® #A2196310

**\$749,900**

3 Bedroom, 4.00 Bathroom, 2,776 sqft

Residential on 0.13 Acres

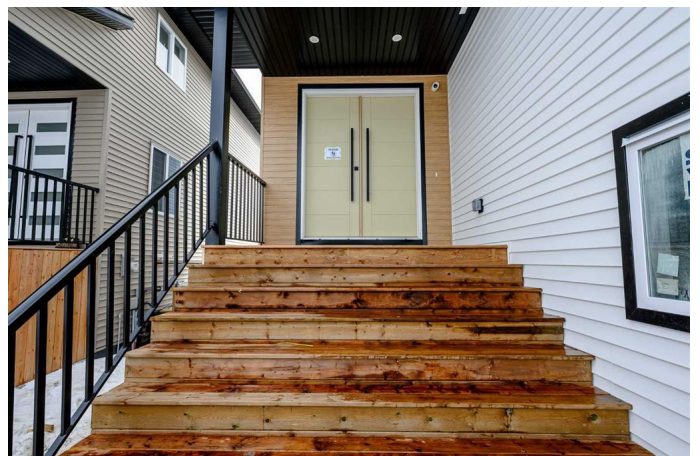
Royal Oaks., Grande Prairie, Alberta

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, Tankless Hot Water, Walk-In Closet(s), Sump Pump(s)
Appliances	Built-In Oven, Gas Stove, Microwave, Tankless Water Heater, Window Coverings
Heating	Central, Forced Air, Natural Gas, High Efficiency
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	92
Zoning	RG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.