

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

MLS® #A2196310

**\$749,900**

3 Bedroom, 4.00 Bathroom, 2,776 sqft  
Residential on 0.13 Acres

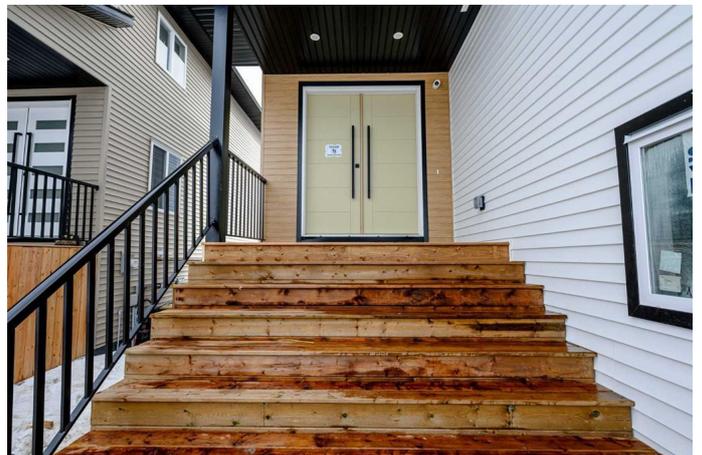
Royal Oaks., Grande Prairie, Alberta

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.

Don't miss your chance to own this dream home—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	75
Zoning	RG

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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