

# **\$739,900 - 12906 Royal Boulevard, Grande Prairie**

MLS® #A2206927

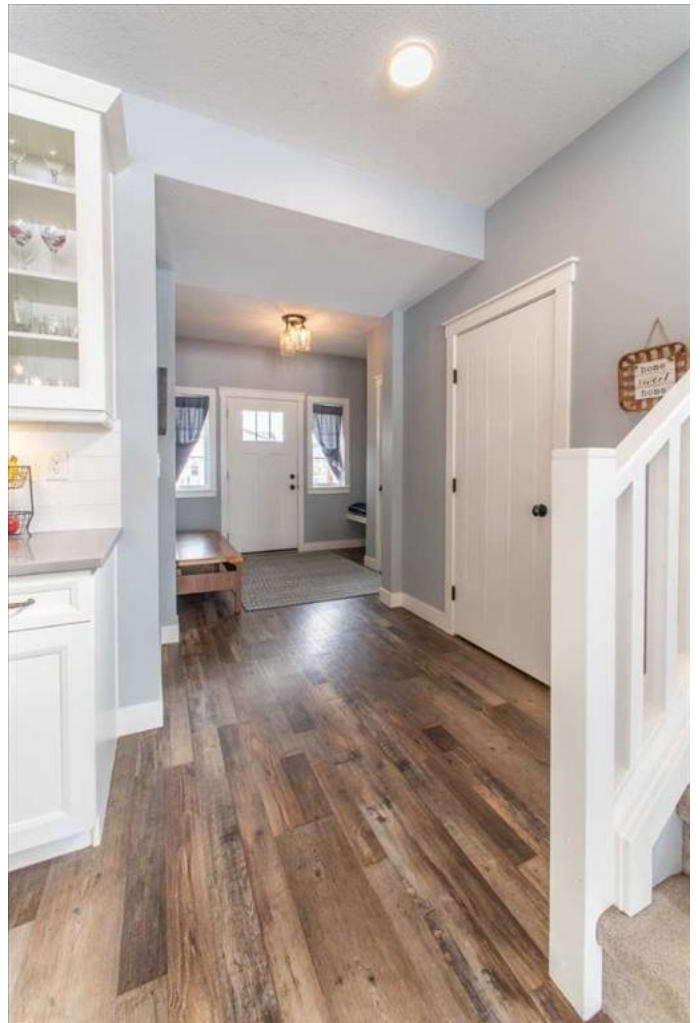
## **\$739,900**

5 Bedroom, 4.00 Bathroom, 2,464 sqft  
Residential on 0.15 Acres

Royal Oaks., Grande Prairie, Alberta

This exceptional fully developed two story residence boasts 5 generously sized bedrooms and 3 full bathrooms, providing ample space for family living. The expansive 3 car garage offers both convenience and abundant storage. Situated on a serene lot that backs onto a tranquil pond, the property offers picturesque water views, creating a peaceful retreat right in your backyard. Large windows throughout the home invite abundant natural light, highlighting the open-concept design and contemporary finishes. The gourmet kitchen, complete with a walk in pantry, pull out shelves in the cabinets, stainless appliances and a central island, is perfect for both everyday living and entertaining. Step outside to the private backyard oasis, where you can enjoy serene pond views and the beauty of nature. There are 4 bedrooms upstairs, as well as a bonus room, 4 pc bathroom, and a beautiful ensuite with soaker tub in the primary bedroom. The walk out basement offers a family room, bedroom with door to the full bathroom with jetted tub, and a lovely office space with large windows to the back yard. There is also a heated office built into the garage! The shed with 2nd story loft will stay and is perfect for a playhouse for the kids! This home seamlessly combines luxury, functionality, and a prime location, making it a must-see!

Built in 2018



## Essential Information

MLS® #	A2206927
Price	\$739,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,464
Acres	0.15
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	12906 Royal Boulevard
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6J6

## Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3
Waterfront	Pond

## Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Landscaped, No Neighbours
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	26
Zoning	RG

## Listing Details

Listing Office	RE/MAX Grande Prairie
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