

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

MLS® #A2206927

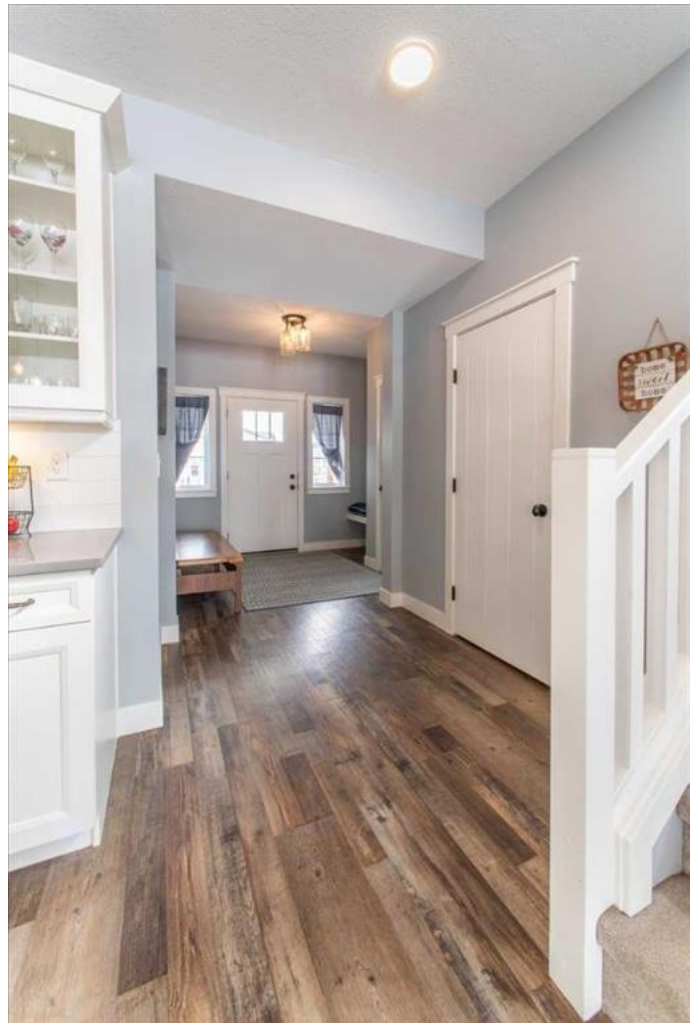
\$739,900

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

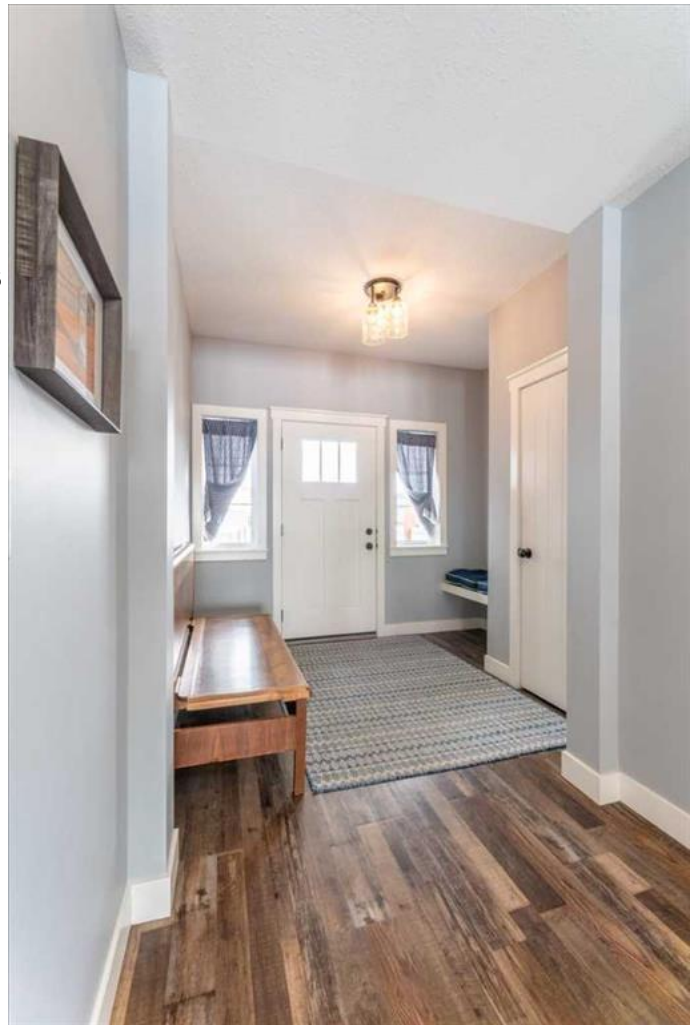
Exterior Features None
Lot Description Landscaped, No Neighbours
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed April 2nd, 2025
Days on Market 17
Zoning RG

Listing Details

Listing Office RE/MAX Grande Prairie



Data is supplied by Pillar 9â„¢ MLSÂ© System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ© System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ©, Multiple Listing ServiceÂ© 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.