Better Homes and Gardens. REAL ESTATE | APPROVED PROPERTIES

(780) 532-3388
admin@approvedproperties.ca

12806 Royal Boulevard
Grande Prairie, Alberta

MLS # A2142845

$669,900

Division:	Royal Oaks
Type:	Residential/House
Style:	2 Storey
Size:	2,160 sq.ft.
Age:	2018 (6 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Triple Garage Attached
Lot Size:	0.13 Acre
Lot Feat:	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Yard Draina

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished, Walk-Out To Grade	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Impressive two-storey, with walk-out basement backing the pond in Royal Oaks. TRIPLE GARAGE! This 5 year young home has been meticulously maintained by the original owners. 3 bedroom, 2.5 bathroom & a bonus room on the second floor- this home has great space! Stunning kitchen features sleek white cabinets & quartz countertop & a the perfect tile backsplash to finish it off. Whirlpool stainless steel appliances & a good sized walk-in pantry. The dining room steps out to the deck with a west view of the pond. The living room showcases a modern feature wall with a fireplace to warm the space. The primary bedroom features a dreamy ensuite with double vanities, soaker tub and a large tiled shower with rain & regular shower head. There's also a roomy walk-in closet. A bonus room, 2 more bedrooms, bathroom & laundry are on the second floor. The indoor luxury flows to the outdoors with an incredible low maintenance, commercial grade landscape featuring imported Italian tile, extensive concrete work, hardwired ambient lighting & many convienent outlets. Triple heated garage with high ceiling offering good storage. Excellent potential in the undeveloped walkout basement wth high ceilings & huge windows. This property is walking distance to beautiful parks, walking trails & school. A must see!