



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

12914 Royal Oaks Boulevard  
Grande Prairie, Alberta

MLS # A2218508



\$669,000

|             |   |            |     |
|-------------|---|------------|-----|
| Heating:    | High Efficiency, Fireplace(s), Natural Gas  | Water:     | -   |
| Floors:     | Carpet, Hardwood, Stone   | Sewer:     | -   |
| Roof:       | Asphalt Shingle   | Condo Fee: | -   |
| Basement:   | Full, Unfinished, Walk-Out To Grade   | LLD:       | -   |
| Exterior:   | Vinyl Siding  | Zoning:    | LDR |
| Foundation: | Poured Concrete   | Utilities: | -   |
| Features:   | Ceiling Fan(s), Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s) |            |     |
| Inclusions: | A/C , Garage Heater   |            |     |

This executive two-story home boasts 2,145 square feet of thoughtfully designed living space, backing onto the picturesque Royal Oaks pond. The home is equipped with a high-end Bosch induction cooktop, a walk-through pantry, and a spacious granite kitchen island, complemented by stunning to-ceiling cabinets with accent lighting and a coffee nook. The main level features elegant wood flooring, a tiled entrance, and luxurious granite kitchen countertops and bathroom vanities. Additional highlights include a convenient main-floor powder room, a dining room, and a living room adorned with large windows that provide captivating views of the pond. A gas fireplace serves as a striking focal point, showcasing a stone feature and mantel. This beautifully designed walkout basement adds to the home's appeal, while the sumptuous ensuite features a double vanity and a classic soaker tub. Luxury window coverings enhance the elegance throughout the home. The primary bedroom offers breathtaking views of the pond, accompanied by two additional well-sized bedrooms and a tastefully appointed main bathroom on the upper level. The second floor is completed by a conveniently located laundry room, all presented in a harmonious neutral color palette. Key features include air conditioning and a heated three-car garage. The fenced backyard is beautifully landscaped, and a deck off the dining room, complete with a glass privacy wall, offers a serene outdoor space. Contact your favorite Real Estate Agent to view this great Home in person.