\$684,999 - 13010 Royal Boulevard, Grande Prairie

MLS® #A2220644

\$684,999

6 Bedroom, 4.00 Bathroom, 2,198 sqft Residential on 0.13 Acres

Royal Oaks., Grande Prairie, Alberta

20K PRICE DROP!!!!!! MOTIVATED TO SELL. ABSOLUTELY IMPECCABLE, CUSTOM-BUILT 2,200 SQ FT TWO-STOREY HOME IN ROYAL OAKS BACKING ONTO A SERENE POND! From the moment you arrive, enjoy professional landscaping and a covered front porch. Inside, the bright entryway features elegant ceramic tile that flows into engineered hardwood throughout the main living areas.

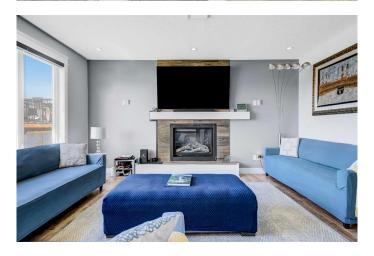
The heart of the home is the open-concept chef's kitchen, complete with floor-to-ceiling soft-close cabinetry, crisp quartz countertops, a massive island with seating, under-cabinet lighting, a smart tile backsplash, and high-end stainless appliances. A walk-through pantry provides exceptional storage, and a main-floor bedroom with a full bath makes multigenerational living or hosting guests effortless.

Upstairs you'II find a primary suite designed as your private spa retreat, featuring dual sinks, a tub, a fully tiled shower with glass door, and a generous walk-in closet. Two additional bedrooms, a second full bath, and a dedicated laundry room complete this level.

The fully developed lower level is ideal for extended family, a teen retreat, or mortgage helper. It offers luxury vinyl plank flooring, a full kitchen electric fireplace, spacious family area, two bedrooms, a fourth full washroom







Mechanical highlights include hot water on demand, a high-efficiency furnace, and central air conditioning. Outside, entertain on the custom two-tier deck with gas line for your BBQ while overlooking the tranquil pond. The heated double garage is perfect for cars or hobby projects.

This home is 100 percent turnkey and shows better than newâ€"don't miss your chance to experience luxury living in Royal Oaks. Call your favorite agent today!

Built in 2015

Essential Information

MLS® # A2220644 Price \$684,999

Bedrooms 6

Bathrooms 4.00

Full Baths 4

Square Footage 2,198
Acres 0.13
Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 13010 Royal Boulevard

Subdivision Royal Oaks.
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V 6J6

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Central Vacuum, Granite Counters, High Ceilings, No Smoking Home,

Storage, Sump Pump(s), Tankless Hot Water

Appliances Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window

Coverings, Built-In Gas Range, Gas Oven

Heating Central

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line, Garden, Lighting, Outdoor Grill

Lot Description Back Yard, Creek/River/Stream/Pond

Roof Asphalt Shingle
Construction Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 13th, 2025

Days on Market 161
Zoning RG

Listing Details

Listing Office Grassroots Realty Group Ltd.

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