

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

MLS® #A2220644

**\$684,999**

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

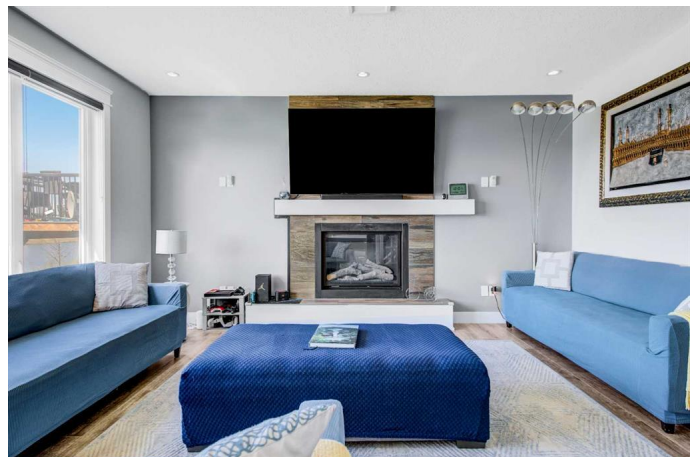
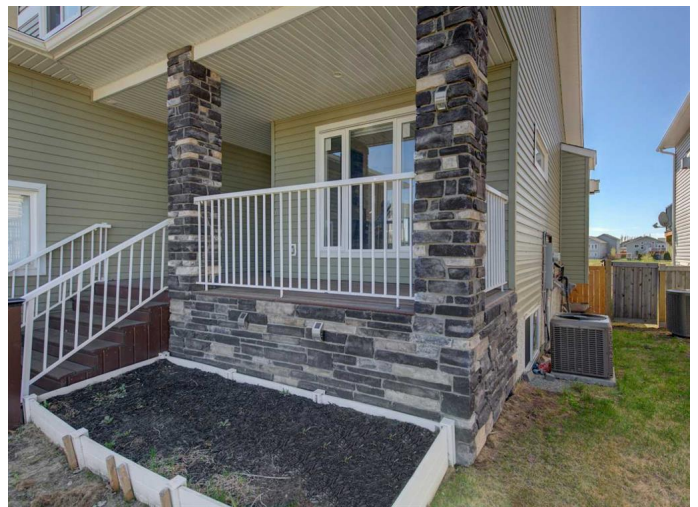
Royal Oaks., Grande Prairie, Alberta

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'll 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€”donâ€™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 | 132            |
| Zoning         | RG             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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.