

**12802 Royal Boulevard
Grande Prairie, Alberta**

MLS # A2107330



\$779,900

Division:	Royal Oaks		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,526 sq.ft.	Age:	2018 (6 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Front Yard, N		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Inclusions: ELECTRIC BLINDS, BLINDS

Indulge in luxury living with this executive and elegant home offering a unique perk as a major mortgage helper with its legal up/down duplex setup. Nestled conveniently near three schools and an array of amenities, this home exudes charm and practicality. As you step inside, you're greeted by a haven of comfort and sophistication, featuring easy-to-maintain hard surface flooring throughout. The main living room is a cozy retreat with built-in shelving, a gas fireplace, and elegant coffered ceilings, while the expansive kitchen is a chef's dream with quartz countertops, a massive island, and ample storage space. Enjoy scenic views of the tranquil pond from the generous dining area, perfect for entertaining. The main level also includes a convenient bedroom with an attached full bathroom, catering to guests or family members with disabilities. Upstairs, discover a spacious bonus room and 3 bedrooms, each boasting their own beautifully appointed bathrooms. The master bedroom offers a serene retreat with a bay window overlooking the pond, accompanied by a lavish ensuite and expansive walk-in closet. The fully developed walk-out basement features a legal suite with two bedrooms, a well-equipped kitchen, and in-unit laundry. Outside, the private backyard is a sanctuary, fully fenced and facing west for optimal sun exposure, offering a peaceful escape from daily life. Additional upgrades such as heated floors, hot water on demand, and air conditioning enhance the comfort and convenience of this exceptional home. Don't miss the chance to make this dream home yours – Act now!