

\$698,500 - 12806 Royal Boulevard, Grande Prairie

MLS® #A2271592

\$698,500

3 Bedroom, 3.00 Bathroom, 2,160 sqft
Residential on 0.13 Acres

Royal Oaks., Grande Prairie, Alberta

Beautifully maintained two-storey walkout backing directly onto the pond in Royal Oaks, offering a triple garage, stunning sunsets, and a long list of premium upgrades. Loved by its original owners, this home features modern finishes throughout, a top-tier drainage system, and professionally designed landscaping with imported Italian tile, extensive concrete work, and hardwired ambient lighting that transforms the yard at night. The main floor showcases an open, sun-filled layout with a custom feature wall and fireplace, large windows framing the pond, and a sleek kitchen with white cabinetry, quartz countertops, a tiled backsplash, and a walk-in pantry, with the dining area opening to a west-facing deck overlooking the water. Upstairs, the bonus room provides an ideal second living space, while the primary suite offers a true retreat with vaulted ceilings, double doors, a spa-like ensuite, and a spacious walk-in closet. The walkout basement is wide open with massive windows and high ceilings, ready for your personal touch, and the oversized triple garage delivers incredible functionality and storage. With luxurious upgrades and one of the best views in the area, plus a location just steps from parks, trails, and the school, this home stands out as one of Royal Oaks's™ best.

Built in 2018

Essential Information



MLS® #	A2271592
Price	\$698,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,160
Acres	0.13
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12806 Royal Boulevard
Subdivision	Royal Oaks.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 6J6

Amenities

Parking Spaces	7
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Crown Molding
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other, Rain Gutters
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s), Low Maintenance Landscape, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 19th, 2025
Days on Market	1
Zoning	RG

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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