

13038 Royal Boulevard  
Grande Prairie, Alberta

MLS # A2045007



## \$699,900

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,305 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.54 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Tray Ceiling(s)

**Inclusions:** ABNW - 1 Year Builders Warranty, 10 Year New Home Warranty, Garage Door Opener Remote

Studio Homes Presents "The Oakmont 2" - A Towering Two Story With Over 2,305 Sqft & Triple Car Garage Built In The Desirable Neighbourhood - Royal Oaks. An exceptionally spacious foyer with double coat closet. The hallway leading to your wide open concept between the main living space. A gorgeous kitchen being the centre piece of the home with quartz countertops, tile backsplash, under cabinet lighting, big island with eating bar and corner pantry. Beside that is the dining area surrounded by windows allowing that natural light. The large living room featuring an electric fireplace and decor to the ceiling. A powder room on the main level for guests. There is a mudroom off the garage with coat closet and bench seating. As we head upstairs you'll love the BIG BONUS ROOM with 11' High Tray Ceiling which is wonderful for entertaining. Further up onto the top floor is laundry room, 3 bedrooms and 2 full bathrooms. The massive master bedroom with an enormous walk-in closet and 5 piece ensuite showcasing double sinks, soaker tub and tiled shower. The basement can be developed into two bedrooms, bathroom, wet bar and a fantastic family room. This is one of our favourite floorplans that is incredibly functional for a family. We are excited to build it on one of the biggest lots in Royal Oaks. \*\* GST included in the price with rebate paid to builder \*\*