



13002 Royal Boulevard  
Grande Prairie, Alberta

MLS # GP208586



# \$569,800

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,374 sq.ft.	<b>Age:</b>	2019 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached, Double		
<b>Driveway:</b>	Concrete		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	-
<b>Basement:</b>	Full/w Walkout	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Brick, Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	None	<b>Maintenance Fee:</b>	-

**Features:** Countertop(s)-Quartz, Ensuite, Fireplace - Gas, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home, Sump

**Inclusions:** Builder to provide appliance allowance of \$5,000, RPR, one year builders warranty, 10 year Alberta New Home Warranty, GDO+2 controls

Unique Home Concepts: repeat recipient of New Home Buyer Choice Awards - "Jaylee" (Job#539). Outstanding 2,374 sq.ft 2 storey home is located in Royal Oaks and backing onto the pond. This plan truly has it all; 4 bedrooms, large bonus room & 2nd floor laundry. Everything is on the top floor for your convenience! Open concept floor plan features gas fireplace in living room. Kitchen offers large island with eating bar area and sink, quartz countertops, and very convenient walk thru pantry to the garage. Upper level features 4 large bedrooms & 2 full baths. Master bedroom has large walk in closet and a master ensuite with his and her vanity, soaker tub and large tiled shower. Walkout basement is left undeveloped giving plenty of space for your family to grow.