



**GRASSROOTS**  
REALTY GROUP

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**12914 Oak Road**  
**Grande Prairie, Alberta**

**MLS # A2232615**



**\$625,000**

<b>Division:</b>	Royal Oaks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,800 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Interior Lot, Lake, Landscaped, No Neighbours Behind, Rectangular Lot, See		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	35-71-6-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Wall Mounts		

Welcome to this stunning two-storey home located in one of the most desirable spots in the Royal Oaks subdivision—backing directly onto the pond. Homes in locations like this are rare and highly sought after! This beautifully maintained 1,800 sq ft two-storey home features 4 bedrooms and 3.5 bathrooms, and a thoughtfully designed open-concept floor plan with 9-foot ceilings and upgraded hardwood flooring throughout the living, kitchen, and dining areas. A grand tiled entry sets the tone as you step inside. The living room is filled with natural light from the large windows and features a warm and inviting gas fireplace—perfect for cozy evenings. The kitchen is a true highlight, featuring white cabinets, a stylish full tiled backsplash, stainless appliances including stove with dbl oven, a center island with sink and breakfast bar seating, and a corner pantry for extra storage. The adjoining dining area offers plenty of room for entertaining and opens onto the rear deck through a screen door where you can enjoy gorgeous pond views all year round. Also a convenient main floor laundry and 2 pc powder room. Head upstairs to the spacious primary suite large enough for a king bed and featuring a big walk-in closet and luxurious 5 pc ensuite with dbl vanity. Two more nicely sized bedrooms and a full 4 pc bath complete the upper level. The fully developed basement extends the living space with durable laminate flooring throughout. Enjoy a large recreation room, a 4th bedroom, and another full 4 pc bathroom. Stylish barn doors open into a versatile office, gym, or flex space, plus you’ll appreciate the added storage under the stairs and a separate utility room. The heated, finished garage offers hot and cold taps, a floor drain, and two handy man doors. The backyard features low-maintenance landscaping with an upper deck, a lower patio, and a cozy

firepit area&mdash;perfect for outdoor gatherings. Rear frost fence allows for unobstructed views of the peaceful pond. Well-maintained and TURN-KEY, this home is a rare find&mdash;offering style, space, and an UNBEATABLE LOCATION! Don&rsquo;t miss your chance to make it yours!