



**12133 Cygnet Boulevard
Grande Prairie, Alberta**



\$499,900

Division:	Crystal Lake Estates		
Type:	House		
Style:	Modified Bi-Level		
Size:	2,238 sq.ft.	Age:	2002 (16 yrs old)
Beds:	3 up / 3 down	Baths:	3
Possession:	Negotiable		
Garage:	Triple		
Driveway:	Concrete		

Heating:	Forced Air	Water:	Municipal
Floors:	Carpet, Tile, Laminate	Sewer:	Municipal
Roof:	Cedar Shakes	Taxes:	\$ 5,957
Basement:	Full	Condo Fee:	-
Exterior:	Brick, Stucco	Lot Fee:	-
Land:	-	Maintenance Fee:	-
Features:	Security System, Central Air, Central Vacuum, Deck, Ensuite, Gas Stove(s), Non-Smoking Home, Jet Tub, Restrictive Covenants		

Inclusions: Washer, dryer, fridge, stove, range hood, dishwasher, window blinds, greenhouse, Vivant security hardware, garage heater, central vac main unit, 2 TV wall mounts, A/C unit, bookcases in library.



Fantastic family home located on desirable Cygnet Boulevard in Crystal Lake Estates. This large home boasts six bedrooms, three baths and the tile flooring on main floor makes cleaning a breeze! The kitchen is recently upgraded and is functional and beautiful. Stainless appliances include a gas range, great for the family chef. Informal dining area looks into backyard with fruit trees and a greenhouse. There is also plenty of room for entertaining off the kitchen and in the main living area. A library comes with bookcases on 3 walls and space ready for a fireplace insert. The extra large master bedroom is the entire bonus area and has a walk-in closet and ensuite with jetted tub. Infloor heating and large windows make all the extra living space in the basement very comfortable. The beautiful walking trails around Crystal Lake are nearby for your family to enjoy. This home is perfect for a family and must be seen to appreciate its many features!