



**GRASSROOTS**  
REALTY GROUP

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**12321 Crystal Lake Drive  
Grande Prairie, Alberta**

**MLS # A2214930**



**\$415,000**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Microwave/Range, Dishwasher, Washer/Range, AC, Blinds

FULLY DEVELOPED AT \$415,000 WITH A GARAGE, NEW ROOF, and AIR CONDITIONING! This home offers you 5 Bedrooms, 3 Bathrooms (including an ensuite) A refreshed kitchen with newly painted Cabinetry. This kitchen has stainless steel appliances and an ISLAND in lieu of a dining table. Peaked ceiling in the living room allows your entire main floor to feel comfortably spacious. Natural light fills the home with many windows. Basement is a WALK OUT BASEMENT complete with newer carpet, a gas fireplace, and access to your backyard. Privacy wall for future hot tub. Maintenance free deck boards complete your upper and lower level deck. LOCATED IN CRYSTAL LAKE ESTATES, across from a park, a city bus stop and school bus stop. Enjoy all of what this home offers you, in such a desirable neighbourhood. Ready to tour through?