



GRASSROOTS
REALTY GROUP

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**12809 Crystal Lake Drive
Grande Prairie, Alberta**

MLS # A2222925



\$449,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,400 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Perfect family home in Crystal Lake Estates just steps from the pond! Step into a spacious front entry that leads upstairs to a bright, open kitchen with an island, corner pantry, and all stainless steel appliances, with a nice flow into the dining and living areas. The living room features a cozy gas fireplace, and just off the dining space is a two-tier deck with a hot tub that stays with the home! The main floor also includes two spare bedrooms thoughtfully separated by a 3-piece bathroom. Upstairs, above the heated 24x24 garage, is the spacious primary retreat featuring a huge walk-in closet and a 4-piece ensuite with a relaxing jetted tub. The lower level offers a large family room complete with a projector and screen that stay with the home, plus a stylish 3-piece bath with an updated tiled shower and direct access to an additional bedroom. You'll also appreciate the oversized laundry room with plenty of extra storage, plus even more under the stairs. This home truly checks all the boxes, book your showing today!