



GRASSROOTS
REALTY GROUP

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**11911 Crystal Lake Drive
Grande Prairie, Alberta**

MLS # A2224529



\$377,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	997 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Located in the sought-after community of Crystal Lake Estates, this fully developed 4-bedroom, 2-bathroom home checks all the boxes! The main floor features a bright eat-in kitchen with tons of cabinet space, fresh paint, and brand-new appliances. Downstairs offers even more living space with a cozy family room featuring a gas fireplace, two additional bedrooms, a full bathroom, and a finished laundry room. The fully fenced yard is built for enjoying the outdoors, complete with mature trees, a two-tier deck, and plenty of room to relax or entertain. A 24x22 heated garage and large concrete driveway with space for four vehicles add even more value. All this, just a short walk from nearby parks and playgrounds—this one's ready to welcome you home.