



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**12602 Crystal Lake Drive  
Grande Prairie, Alberta**

**MLS # A2225266**



**\$429,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, dishwasher, microwave, washer, dryer, all window coverings, projection TV in family room, vacuum canister with no attachments (as is), and 4 TV brackets (exclude TVs), garage door opener and two remote.

Welcome to this beautifully updated and fully developed bilevel home in desirable Crystal Lake Estates! Offering 4 spacious bedrooms and 3 full bathrooms, this family-friendly home features a bright and open main floor plan with updated flooring. The heart of the home is the large kitchen, complete with granite countertops, tile backsplash, a pantry, and a generous dining area featuring double bay windows that flood the space with natural light. The oversized primary bedroom offers flexible space for a reading nook, office, or nursery. Downstairs, the fully developed basement includes a large family room with a projection TV, a cozy gas stove, two additional large bedrooms, a 3-piece bathroom, and a functional laundry area. Step outside to enjoy the fenced yard and newer deck, perfect for summer gatherings. Additional highlights include new shingles, air-conditioning, and a 24' x 24' heated garage. Situated on a corner lot, this home also offers extra street parking and is close to walking trails, parks, and school. A perfect blend of comfort, style, and convenience and great for a new family—this one is a must-see!