



GRASSROOTS
REALTY GROUP

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12302 Crystal Lake Drive
Grande Prairie, Alberta

MLS # A2244089



\$419,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,368 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this spacious and thoughtfully laid-out four-level split, located in a quiet, family-friendly neighborhood. From the moment you step inside, you'll appreciate the warm and inviting atmosphere, highlighted by hardwood floors throughout the main level and large windows that flood the home with natural light. The main floor features a bright and sunny living room that flows into a functional U-shaped kitchen, ample cabinetry, a corner pantry for extra storage, and a convenient dining area—perfect for weeknight meals or hosting guests. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary suite with plenty of closet space and 3 piece ensuite. The third level offers a spacious family room with a charming corner gas fireplace—ideal for cozy movie nights or entertaining. This level also includes a fourth bedroom that can serve as a guest room, home office, or hobby space, along with a full 4-piece bathroom. The basement (fourth level) is undeveloped, providing a clean slate for your future vision—whether that's a home gym, games room, additional bedrooms, or storage space. Step outside into your private, fully fenced backyard oasis. The two-tiered deck offers plenty of room for outdoor furniture, dining, and relaxing, with a pre-wired pad already in place for your future hot tub. It's a great space for summer BBQs and evening gatherings under the stars. The oversized double garage is fully insulated, drywalled, and heated—perfect for working on projects or keeping vehicles warm during the winter months. This home is ideally located close to parks, walking trails, schools, and shopping, making it a perfect choice for families seeking comfort, space, and functionality in a great location.

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