



GRASSROOTS
REALTY GROUP

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12013 Cygnet Boulevard
Grande Prairie, Alberta

MLS # A2270164



\$649,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,505 sq.ft.	Age:	2001 (24 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows

Inclusions: GARAGE HEATER, GREENHOUSE, SHED, PLANTERS, 8 BOXES EXTRA HARDWOOD FLOORING, WOOD STOVE, GAST STOVE, GDOX2

Located on prestigious Cygnet Blvd in Crystal Lake Estates, this stunning 2,500 sq ft custom-built 2-storey offers a rare combination of luxury, functionality, and location — with lake views across the street, a park directly behind, and walking trails just steps away. Perfect for professionals and growing families, the home features four spacious bedrooms upstairs, including an expansive primary suite with three private areas — a generous walk-in closet, a serene retreat space, and a luxurious ensuite complete with double sinks, in-floor heat, a jetted soaker tub, and a separate stand-up shower. The main floor impresses with two inviting living areas, elegant wainscoting, rich hardwood flooring, and beautiful posts and detailing throughout. The front living room offers a cozy woodstove and windows facing in every direction, filling the space with natural light and warmth. You’ll also find a formal dining room and a main-floor office ideally located off the entry — perfect for professionals working from home. The extra-large heated garage is a dream come true, featuring a floor drain, welder plug, workbench, and man door, plus ample side parking on one of the largest lots in Crystal Lake Estates. Above the garage, the bonus room with separate access offers incredible suite or Airbnb potential, or could serve as a gym, studio, or private guest suite. Professionally painted in modern tones (Nov 2025) and equipped with in-floor heat to keep the basement cozy and air conditioning to keep the summer nights cool, this home is as stylish as it is practical. Outside, enjoy the beautifully landscaped yard complete with a greenhouse, garden boxes, shed, and private deck — the perfect retreat in one of Grande Prairie’s most sought-after neighbourhoods.

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