



GRASSROOTS
REALTY GROUP

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**12805 Crystal Lake Drive
Grande Prairie, Alberta**

MLS # A2274971



\$449,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,803 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG General Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Storage		

Inclusions: N/A

Just in time for the holidays.....FANTASTIC LOCATION...GENEROUS SQUARE FOOTAGE.... EXTENSIVE FEATURES.....check out this Crystal Lake Gem! Start your journey through onto the welcoming front deck and head into the SPRAWLING OPEN CONCEPT KITCHEN & LIVING ROOM featuring STAINLESS STEEL APPLIANCES, PANTRY, ISLAND & cozy living room with UPDATED VINYL PLANK FLOORING & GAS FIREPLACE. Completing the main floor is the convenient feature of MAIN FLOOR LAUNDRY, 2-PIECE BATHROOM & ACCESS TO BOTH THE REAR DECK & BACKYARD & DOUBLE ATTACHED GARAGE. Continue upstairs and you will notice the MASSIVE BONUS LIVING ROOM along with 2 ADDITIONAL BEDROOMS, 4 PIECE BATHROOM & spacious PRIMARY BEDROOM w/ WALK IN CLOSET, 4 PIECE ENSUITE & STUNNING VINYL PLANK FLOORING. Completing this wonderful home is a FULLY DEVELOPED BASEMENT with STORAGE OPPORTUNITIES, ADDITIONAL LIVING ROOM & 4TH BEDROOM. Located in the excellent neighbourhood of Crystal Lake Estates you are sure to be impressed by the walking trails, schools, and Northside amenities nearby. Welcome to Crystal Lake Estates..WELCOME HOME!