



GRASSROOTS
REALTY GROUP

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

**12014 Cygnet Boulevard
Grande Prairie, Alberta**

MLS # A2295110



\$699,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,722 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake, Landscaped, Low Maintenance Landsc		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: Shed

This stunning 4-bedroom executive-style bungalow in the highly sought-after Crystal Lake area offers the perfect blend of luxury, comfort, and location—backing directly onto the lake for unbeatable views and privacy. The main floor showcases quality craftsmanship throughout, featuring a beautifully upgraded kitchen complete with quartz countertops, stainless steel appliances, and modern finishes that are sure to impress. The spacious primary bedroom includes a walk-in closet and a fully upgraded 3-piece ensuite, creating a relaxing retreat at the end of the day. Downstairs, you’ll find a large open-concept living space—ideal for entertaining or family time—along with two additional bedrooms and a well-appointed bathroom that includes a steam shower for a spa-like experience at home. The oversized double garage provides plenty of room for vehicles, storage, or workspace. Outside, enjoy the low-maintenance landscaping with attractive patio stonework, perfect for relaxing while taking in the serene lake views. A rare opportunity to own an executive bungalow in a prime location—this home truly checks all the boxes.