



12706 89 Street
Grande Prairie, Alberta

MLS # A2153793



\$429,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,269 sq.ft.	Age:	2002 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped, LE		

Heating:	Central, Fireplace Insert, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Central Vac & Attachments, All Window Coverings, All Light Fixtures, TV Mounting Brackets, Garage Door Opener & Controls, Pergola, Additional Sump Pump, Firepit, Garden Boxes,

PRICE REDUCED ON THIS FULLY DEVELOPED 5 BEDROOM, 3 BATH HOME! MUST SEE!! Welcome to this fully developed, spacious bilevel home featuring 5 bedrooms and 3 full baths, located in a prime cul-de-sac. Just steps away from walking trails, Crystal Lake, parks, and playgrounds, this home is ideal for families and outdoor enthusiasts! (You can even cross-country ski on the trails in winter!) Inside, the elegant living room stands out with a full wall of stunning white built-in shelving, adding both beauty and functionality. The open kitchen is equipped with contemporary white cabinetry, concrete countertops, a large pantry, vaulted ceilings, and ample storage. The working island is moveable as well, with potential to extend the dining space for a large table set. There is direct access from the dining area out to the stunning new deck with covered pergola! The spacious primary bedroom offers a designer feature wall as a backdrop to the bed, also features a luxurious ensuite with new fixtures, lighting & a jet tub and there is a great sized walk-in closet as well! The 2nd and 3rd bedrooms are also generously sized with large windows & spacious closets. The fully finished lower level includes a very large bedroom with a walk-through to a full bath, and the other bedroom is currently being used as an office, but can easily convert to a spacious bedroom. The family room is complete with a gas fireplace & cozy TV area. At the other end of this huge space, there is room for a games table, workout space or whatever you desire! The large windows bring in a ton of natural light & you do not feel like you are in a basement! There is a great space for laundry & extra storage, complete with a shelving & additional storage! The central vacuum system is included as well. The exterior of this home is equally impressive, featuring a gorgeous deck with a covered pergola, perfect for

outdoor entertaining. The large, fully fenced yard includes garden boxes and is beautifully landscaped with trees and bushes. Recent upgrades include a new roof and a revamped deck, ensuring years of worry-free enjoyment. This home combines comfort, style, and convenience in a family-friendly neighborhood. Don't miss the opportunity to make this beautiful property your own!