



**12414 Crystal Lake Drive
Grande Prairie, Alberta**

MLS # A2158107



\$399,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,290 sq.ft.	Age:	2000 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Floor Furnace	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	fridge, stove, dishwasher, washer, dryer, GDO		

New Shingles 2023. Very well kept Bi Level in Crystal Lake Estates. Open floor plan with vaulted ceilings. Has been painted throughout recently, new lino and carpet. Very spacious kitchen and dining room area. 3 beds and 2 baths up, master bedroom has ensuite. Basement is fully developed with 2 beds, bathroom, family room and kitchenette. Would be possible to rent a portion of the basement to help with the mortgage or use it as a family room with wet bar. Garage is finished and heated. Yard is fully fenced and landscaped.