



**12106 Cygnet Boulevard
Grande Prairie, Alberta**

MLS # A2160317



\$399,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,954 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Cedar Shake
Basement:	Full, Partially Finished
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: n/a

JUST LISTED ! THIS 1954 SQ FT, AIR CONDITIONED, MODIFIED BI-LEVEL IS LOCATED ON CYGNET BOULEVARD IN BEAUTIFUL CRYSTAL LAKE ESTATES. BOASTING 4 BEDROOMS AND 2 FULL BATHROOMS THIS IS A FAMILY HOME WITH LOTS OF POTENTIAL.. THE LARGE PRIMARY BEDROOM HOSTS A BEAUTIFUL ENSUITE WITH A LARGE SHOWER AND JACUZZI TUB. IN ADDITION, THE UPPER FLOOR BONUS AREA CAN BE TRANSFORMED INTO A - LIBRARY, OFFICE, PLAYROOM, OR A GREAT FAMILY GATHERING ROOM - THE POSSIBILITIES ARE ENDLESS! THE MAIN FAMILY ROOM OFFERS AN ABUNDANCE OF NATURAL LIGHT AND THE OPPORTUNITY TO ENJOY THE BEAUTIFUL FIREPLACE! FAMILY STYLE KITCHEN HAS AN UPDATED FRIDGE AND DISHWASHER AND A LARGE ISLAND! LOCATED WITHIN WALKING DISTANCE TO THE LAKE, PLAYGROUND, AND OTHER GREENSPACES THIS AREA OFFERS A FAMILY-ORIENTATED LIFESTYLE