



**12705 90A Street**  
**Grande Prairie, Alberta**

**MLS # A2177482**



**\$414,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** shed, garage heater

When viewing this beautiful 4 bed 3 bath fully developed home located in Crystal Lake Estates, you will be greeted with an extended driveway, great for additional parking for your guests. This home just had brand new shingles installed this year and has been very well cared for by the senior owners who have loved it for the past 15 years and kept it smoke and pet-free! Location is everything and this home delivers, 1/2 a block away from the entrance to walking trails and positioned in a quiet cul-de-sac. Upstairs this home features vaulted ceilings in the living room, kitchen and dining room, 3 bedrooms, and 2 full bathrooms. The kitchen features a newer stove and fridge, a corner pantry, an island, central vac sweeper, pull out garbage can under sink, a retractable faucet and a soap dispenser. The master bedroom has walk in closet and ensuite with shower. The fully developed walk out basement has a huge recroom, a bedroom, full bathroom and a finished laundry room with extra storage under stairs with built in shelves. Take a step outside the walkout basement entrance is a cobblestone patio under the deck, and a private treed yard with a fire pit and a shed along the side. Some extra features this home has: "heated garage, the garage floor is epoxy, "high garage door, custom winter tire rack in the garage, a garage sink with hot and cold water, the 2 spare bedrooms and basement are wired for internet, the washer was new 2-3 years ago, water line to fridge, wood beam in garage great for hanging animals or hoisting things. To top it off this well cared for home is ready for quick possession so come check it out before its gone!