



**12309 Crystal Lake Drive
Grande Prairie, Alberta**

MLS # A2181754



\$359,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,209 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Furniture can be negotiable.

BEAUTIFUL home in Crystal Lake Estates with a walk out basement, across from a park and walking trails! Entering the home you are greeted with a tile entryway that leads to new vinyl plank flooring throughout the main level and an open living area, great for entertaining. There are large windows for lots of light, a gas fireplace and a partially covered deck off the kitchen with a natural gas hookup for your BBQ. There are two bedrooms on the main level, with a three piece en suite in the primary bedroom. There is another full bathroom on the main level as well. In the basement there is a large tiled rec/family room with a door to the lower level deck. There is another full three piece bathroom down there, as well as a bedroom framed and insulated in. Just needing drywall and flooring. There is enough space to add another bedroom in the basement if needed as well. The yard is fully fenced and landscaped. This is a great home, come have a look today!