



**9102 Crystal Lake Drive  
Grande Prairie, Alberta**

**MLS # A2201106**



**\$499,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,620 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Pie Shaped Lot		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** fridge, stove, dishwasher, washer, dryer, central vac. central AC

Fully developed 1620 sq/ft Bungalow with Main Floor Laundry and Central Air Conditioning. Offers a total of 5 bedrooms plus den and 3 full bathrooms. Lovely kitchen with a nice size island, lots of counter space and cabinet pantry. A 3 sided gas fireplace between dining and living room areas. Access the private fully landscaped/fenced backyard off the dining area onto a nice size deck and private corner lower fire pit area. The master bedroom features a very spacious ensuite with a 6 ft. jetted tub, separate shower and walk in closet. The basement is fantastic with a large rec room (easily fits a billiard pool table), a gas stove, two large bedrooms, a smaller bedroom or craft room and a full bathroom. high efficiency furnace & air conditioning done 2011, hot water tank 2013, cedar shakes replaced 2008. Immediate possession available!