

12602 Crystal Lake Drive
Grande Prairie, Alberta

MLS # A2225266



\$429,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,330 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot		
Heating:	Forced Air, Natural Gas		Water: Public
Floors:	Carpet, Hardwood, Vinyl Plank		Sewer: Public Sewer
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Finished, Full		LLD: -
Exterior:	Vinyl Siding, Wood Frame		Zoning: RG
Foundation:	Poured Concrete		Utilities: Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions:
Fridge, dishwasher, microwave, washer, dryer, all window coverings, projection TV in family room, vacuum canister with no attachments (as is), and 4 TV brackets (exclude TVs), garage door opener and two remote.

Welcome to this beautifully updated and fully developed bilevel home in desirable Crystal Lake Estates! Offering 4 spacious bedrooms and 3 full bathrooms, this family-friendly home features a bright and open main floor plan with updated flooring. The heart of the home is the large kitchen, complete with granite countertops, tile backsplash, a pantry, and a generous dining area featuring double bay windows that flood the space with natural light. The oversized primary bedroom offers flexible space for a reading nook, office, or nursery. Downstairs, the fully developed basement includes a large family room with a projection TV, a cozy gas stove, two additional large bedrooms, a 3-piece bathroom, and a functional laundry area. Step outside to enjoy the fenced yard and newer deck, perfect for summer gatherings. Additional highlights include new shingles, air-conditioning, and a 24' x 24' heated garage. Situated on a corner lot, this home also offers extra street parking and is close to walking trails, parks, and school. A perfect blend of comfort, style, and convenience and great for a new family—this one is a must-see!