

**12901 90 Street
Grande Prairie, Alberta**
MLS # A2200228


\$429,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,458 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vaulted Ceiling(s)		

Inclusions: Garage Heater, Blinds, Shed

This stunning, one-of-a-kind modified bi-level home is the perfect blend of richness, luxury, and warmth, offering an exceptional living experience that is simply unmatched. From the moment you step into the grand and inviting foyer, you are enveloped in an atmosphere of elegance and sophistication. The beautifully crafted kitchen, adorned in rich, warm cherry wood, is a masterpiece in itself, featuring a large raised eating island that seamlessly overlooks the dining area and expansive great room. Designed for both comfort and style, this space is anchored by a striking fireplace, while oversized windows allow natural sunlight to flood the room, creating a bright and airy ambiance. Step outside onto the elevated deck and immerse yourself in breathtaking views of the lush park, a perfect backdrop for sipping morning coffee or unwinding in the evening breeze. One of the most unique and alluring features of this home is the discreet rear staircase tucked behind the dining area, leading to an additional family room in the basement—an entertainer’s dream—with direct access to the upper deck, making it ideal for hosting guests or enjoying quiet relaxation. Beyond the home’s impeccable design, its location is equally extraordinary. Surrounded by a network of scenic walking trails that wind gracefully through the neighborhood, you have effortless access to the picturesque Crystal Lake pond, a charming park, and a highly sought-after K-8 school just down the road, complete with three fantastic playgrounds where children can laugh and play. Whether you’re enjoying the majestic sight of swans returning to the lake in the summer, taking a tranquil evening stroll along the winding paths, or watching your little ones explore the green spaces, this location offers an unparalleled lifestyle immersed in both nature and

convenience. Nestled in a quiet cul-de-sac, this home is truly designed for making memories, whether it's hosting vibrant summer BBQs, celebrating the holidays with loved ones, or simply basking in the peace and beauty that surrounds you. A true gem of comfort, sophistication, and warmth, this extraordinary home is waiting for you to step inside and experience its magic.