

**12012 Crystal Lake Drive  
Grande Prairie, Alberta**

**MLS # A2169230**



**\$409,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,543 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Lawn, Landscaped		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Sump Pump(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG General Residential

**Utilities:** -

**Inclusions:** N/A

Gorgeous Updates.....Excellent Features.....Wonderful Location....Welcome to Crystal Lake Estates...WELCOME HOME. Properties with a combination of pride of ownership and extensive features are a rare find and you are sure to be impressed with this fantastic home! The moment you approach this home you will notice the RV PARKING, COZY FRONT PORCH & UPDATED SHINGLES. Step in and be prepared to be wowed as you notice the SPACIOUS ENTRY WAY leading into the ELEGANT WHITE CABINET KITCHEN, WITH EAT UP BAR, BEAUTIFUL STAINLESS STEEL APPLIANCES (INCLUDING GAS STOVE) & FORMAL DINING AREA. Continue your tour and you will be greeted by the warm living room with a MAGAZINE WORTHY STONE GAS FIREPLACE FEATURE. Complete the main floor with MAIN FLOOR LAUNDRY leading out to the DOUBLE GARAGE WITH RADIANT HEATER, 2 Piece Bathroom for convenience & UPGRADED FLOORING THROUGH THE ENTIRE MAIN FLOOR! Head upstairs to the LARGE BEDROOM which features a 3 PIECE BATHROOM for comfort & utility. The top floor also features 2 GENEROUS BEDROOMS & A 4 PIECE BATHROOM. Complete your visit by heading into the basement where you will find a LARGE ADDITIONAL LIVING ROOM, MASSIVE BEDROOM, 3 PIECE BATHROOM w/ TILE SHOWER FEATURE, and an ADDITIONAL FLEX ROOM (currently utilized as a salon). Did I mention this home also features A/C, IRRIGATION, and a charming backyard space with EXTENDED DECK AREA & LARGE SIDE YARD W/ SHED for additional storage and space. WELCOME HOME!