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!