

12805 Crystal Lake Drive  
Grande Prairie, Alberta

MLS # A2274971

**\$449,900**



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG General Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Storage		

**Inclusions:** N/A

Just in time for the holidays.....FANTASTIC LOCATION...GENEROUS SQUARE FOOTAGE.... EXTENSIVE FEATURES.....check out this Crystal Lake Gem! Start your journey through onto the welcoming front deck and head into the SPRAWLING OPEN CONCEPT KITCHEN & LIVING ROOM featuring STAINLESS STEEL APPLIANCES, PANTRY, ISLAND & cozy living room with UPDATED VINYL PLANK FLOORING & GAS FIREPLACE. Completing the main floor is the convenient feature of MAIN FLOOR LAUNDRY, 2-PIECE BATHROOM & ACCESS TO BOTH THE REAR DECK & BACKYARD & DOUBLE ATTACHED GARAGE. Continue upstairs and you will notice the MASSIVE BONUS LIVING ROOM along with 2 ADDITIONAL BEDROOMS, 4 PIECE BATHROOM & spacious PRIMARY BEDROOM w/ WALK IN CLOSET, 4 PIECE ENSUITE & STUNNING VINYL PLANK FLOORING. Completing this wonderful home is a FULLY DEVELOPED BASEMENT with STORAGE OPPORTUNITIES, ADDITIONAL LIVING ROOM & 4TH BEDROOM. Located in the excellent neighbourhood of Crystal Lake Estates you are sure to be impressed by the walking trails, schools, and Northside amenities nearby. Welcome to Crystal Lake Estates..WELCOME HOME!