

**12702 Crystal Lake Drive
Grande Prairie, Alberta**

MLS # A2289001



\$479,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,344 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Landscaped		

Heating:	Floor Furnace	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	ICF Block	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: fridge, stove, OTR microwave, dishwasher, washer, dryer, window coverings, GDO

Immediate Possession! RV Parking! Fully developed modified bilevel located on a corner lot in Crystal Lake Estates. 5 bed, 2.5 bath, open concept with corner pantry, heated tile in kitchen, vaulted ceilings, and gas fireplace in living room. Master bedroom has walk in closet and ensuite with jetted tub, heated floors and heat lamp. ICF Foundation, heated garage, deck, and fully fenced yard. New Shingles (2026), fresh paint (2026), new light fixtures (2026), high efficiency furnace and hot water tank (2024), all appliances replaced in the past 4 years. Located close to schools, shopping, playgrounds, walking trails and skate park.