

**12821 Crystal Lake Drive**  
**Grande Prairie, Alberta**

**MLS # A2173559**



**\$424,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Split Level		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Land		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Wood burning stove, Shed, garage heater

This beautifully styled bilevel is nestled in one of Grande Prairie's most sought-after neighborhoods. From the moment you step inside, the inviting front entry with its white hexagon tiles and warm honey laminate floors welcomes you home. The bright white walls and large windows create a light and airy feel throughout the space. The spacious living room, with its stunning feature wall and cozy, glowy lighting, feels like the perfect spot to unwind. The kitchen is charmingly quaint, offering plenty of counter space, cabinets, and a tucked-away pantry. Stainless steel appliances and a gas range add a touch of luxury, making it a dream for home cooks! The dining area is just right, overlooking the beautiful covered deck, while the backyard is the ideal size—easy to maintain and lovingly cared for. The main floor boasts three bedrooms, with the primary retreat as the standout. It features updated lighting, a roomy walk-in closet, and a lovely ensuite that's filled with thoughtful details. A funky and fun 4-piece bathroom completes the main floor, adding a splash of character to the space. Downstairs, a large flex space invites you to curl up next to the wood-burning stove—perfect for cozy evenings. Two generously sized bedrooms and an adorable bathroom add to the comfort. The high ceilings and big windows make it feel open and bright, never like a basement. Plus, the heated garage is a true bonus for those chilly winter days. It is also wired for both 30 and 50 amp service, to run a welder and an air compressor. Come see this home for yourself—it's warm, welcoming, and ready to check every box on your list!