

**12309 Crystal Lake Drive**  
**Grande Prairie, Alberta**

**MLS # A2181754**



**\$359,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,209 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Furniture can be negotiable.

BEAUTIFUL home in Crystal Lake Estates with a walk out basement, across from a park and walking trails! Entering the home you are greeted with a tile entryway that leads to new vinyl plank flooring throughout the main level and an open living area, great for entertaining. There are large windows for lots of light, a gas fireplace and a partially covered deck off the kitchen with a natural gas hookup for your BBQ. There are two bedrooms on the main level, with a three piece en suite in the primary bedroom. There is another full bathroom on the main level as well. In the basement there is a large tiled rec/family room with a door to the lower level deck. There is another full three piece bathroom down there, as well as a bedroom framed and insulated in. Just needing drywall and flooring. There is enough space to add another bedroom in the basement if needed as well. The yard is fully fenced and landscaped. This is a great home, come have a look today!