

**12414 Crystal Lake Drive**  
**Grande Prairie, Alberta**

**MLS # A2158107**



**\$389,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,290 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	fridge, stove, dishwasher, washer, dryer, GDO		

Immediate Possession Available! Now Vacant. New Shingles 2023. Very well kept Bi Level in Crystal Lake Estates. Open floor plan with vaulted ceilings. Has been painted throughout recently, new lino and carpet. Very spacious kitchen and dining room area. 3 beds and 2 baths up, master bedroom has ensuite. Basement is fully developed with 2 beds, bathroom, family room and kitchenette. Would be possible to rent a portion of the basement to help with the mortgage or use it as a family room with wet bar. Garage is finished and heated. Yard is fully fenced and landscaped.