

**11817 Cygnet Boulevard**  
**Grande Prairie, Alberta**

**MLS # A2195735**



**\$449,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,799 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, See Remarks		

**Inclusions:** Dishwasher, Window Coverings, Central Air Conditioning, Garage Door Opener & Controls

Nestled in the heart of the established Crystal Lake Estates neighbourhood, this mature two storey home offers both charm and modern convenience. Backing onto a beautiful park/green space next to a walking path, the property features a large, fenced and landscaped yard, with plenty of room for RV and additional parking. Recent upgrades have been done to the home including new furnace, humidifier & air conditioner in 2023, new blinds in December 2024, and the cedar roof was redone in 2005. Inside, the open concept design creates a warm and inviting atmosphere, with ample space for both relaxation and entertaining in your decent sized living room and dining area with a focal 3 sided fireplace. Enjoy the spacious kitchen with plenty of cupboards & counter space, an island and pantry. The 2pc bathroom and laundry room finish the main floor. Heading upstairs you will find a unique loft space providing extra room. The primary bedroom can accommodate a king size bed, has a walk-in closet and a luxurious ensuite complete with large vanity, jetted tub with tile surround and separate shower. With 2 spacious bedrooms and another full bathroom, this home is ideal for growing families. The double attached garage provides plenty of parking and storage. With the full undeveloped basement providing options for future development. Don't miss this rare opportunity to own a well maintained home in a sought after community!