

**9020 Crystal Lake  
Grande Prairie, Alberta**

**MLS # A2201115**



**\$499,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,702 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Crown Molding, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** fridge, gas stove, range hood, dishwasher, washer, dryer, GDO, garage heater, Central AC

Fully Developed 1702 sq/ft BUNGALOW with heated Garage and Central AC. Large entryway, tile and hardwood floors, vaulted ceilings and gas fireplace in the living room. Kitchen has ample cabinet and counter space with gas stove and industrial range good. MAINFLOOR LAUNDRY, huge master bedroom has walk in closet and 4 piece ensuite with jetted tub. 2 spare rooms complete the main floor. Basement has rec room with gas fireplace, office/storage room, 2 bedrooms, large bathroom, and a large gun room with steel door. Plenty of extra storage in the utility room with shelving. New high efficient furnace, hot water on demand, and central vacuum system. Pie shaped lot is fully fenced and has a deck. Close to schools, shopping and playgrounds.