

**12702 Crystal Lake Drive**  
**Grande Prairie, Alberta**

**MLS # A2289001**



**\$479,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Landscaped		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** fridge, stove, OTR microwave, dishwasher, washer, dryer, window coverings, GDO

Immediate Possession! RV Parking! Fully developed modified bilevel located on a corner lot in Crystal Lake Estates. 5 bed, 2.5 bath, open concept with corner pantry, heated tile in kitchen, vaulted ceilings, and gas fireplace in living room. Master bedroom has walk in closet and ensuite with jetted tub, heated floors and heat lamp. ICF Foundation, heated garage, deck, and fully fenced yard. New Shingles (2026), fresh paint (2026), new light fixtures (2026), high efficiency furnace and hot water tank (2024), all appliances replaced in the past 4 years. Located close to schools, shopping, playgrounds, walking trails and skate park.