

12721 89 Street  
Grande Prairie, Alberta

MLS # A2324093



# \$559,900

|                  |                                                     |               |                   |
|------------------|-----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Lake Estates                                |               |                   |
| <b>Type:</b>     | Residential/House                                   |               |                   |
| <b>Style:</b>    | Bungalow                                            |               |                   |
| <b>Size:</b>     | 1,603 sq.ft.                                        | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 4                                                   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                              |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn |               |                   |

|                    |                                                                                                                        |                   |    |
|--------------------|------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                             | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                        | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                                    | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                                                                                                        | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Walk-In Closet(s) |                   |    |

**Inclusions:** N/A

Exceptional walkout bungalow tucked away in a quiet cul-de-sac on an impressive pie-shaped lot, measuring approximately 102' across the rear and 135' deep. This spacious home offers a beautifully customized kitchen featuring granite countertops, a large island with eating bar, upgraded cabinetry, corner pantry, stainless steel appliances including a gas range, tile backsplash, and slate flooring throughout the kitchen and entryway. The inviting main living area is anchored by a cozy gas fireplace, while the generous primary suite offers its own private fireplace, walk-in closet, ensuite complete with an air-jetted tub, separate shower, and direct access to the rear deck. With 3 full bathrooms and 3 gas fireplaces throughout the home, comfort and functionality are found in every space. The fully developed walkout basement is ideal for extended family, entertaining, or multi-generational living, featuring a second kitchen, spacious family room complete with projector, screen, and surround sound, two exceptionally large bedrooms, a 3-piece bathroom, new flooring, and garden doors leading to a brick patio. Additional highlights include central air conditioning, underground sprinklers in both the front and backyard, and a private backyard backing directly onto walking trails. Ideally located within walking distance to parks, schools, and shopping, this home offers the perfect combination of space, comfort, and convenience in one of the area's most desirable location!