

**9102 Crystal Lake Drive
Grande Prairie, Alberta**

MLS # A2201106



\$499,900

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|------------------|--|---------------|-------------------|
| Division: | Crystal Lake Estates | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,620 sq.ft. | Age: | 1995 (30 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Pie Shaped Lot | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Floor Furnace | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Shake | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s) | | |
| Inclusions: | fridge, stove, dishwasher, washer, dryer, central vac. central AC | | |

Fully developed 1620 sq/ft Bungalow with Main Floor Laundry and Central Air Conditioning. Offers a total of 5 bedrooms plus den and 3 full bathrooms. Lovely kitchen with a nice size island, lots of counter space and cabinet pantry. A 3 sided gas fireplace between dining and living room areas. Access the private fully landscaped/fenced backyard off the dining area onto a nice size deck and private corner lower fire pit area. The master bedroom features a very spacious ensuite with a 6 ft. jetted tub, separate shower and walk in closet. The basement is fantastic with a large rec room (easily fits a billiard pool table), a gas stove, two large bedrooms, a smaller bedroom or craft room and a full bathroom. high efficiency furnace & air conditioning done 2011, hot water tank 2013, cedar shakes replaced 2008. Immediate possession available!