



**GRASSROOTS**  
REALTY GROUP

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**11829 Crystal Lake Drive**  
**Grande Prairie, Alberta**

**MLS # A2241065**



**\$419,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,279 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Interior Lot, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Partial, Partially Finished

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Sump Pump(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** N/A

Welcome to this spacious 6-bedroom, 3 bathroom home located in the highly sought-after neighborhood of Crystal Lake Estates. Ideally situated across from a park and just steps from picturesque walking and biking trails, this home offers the perfect balance of family living and outdoor lifestyle. The main level features a bright, open-concept layout with vaulted ceilings and generous living spaces, a functional kitchen, with plenty of natural light. With 6 bedrooms, there's room for the whole family. Primary bedroom with en-suite, two more good sized bedrooms up and 4 piece bathroom. The partially developed basement offers three more bedrooms and a 3 piece bathroom just recently completed. Don't miss your chance to live in one of Grande Prairie's most desirable communities—Crystal Lake Estates! Call your favorite agent today to book your private viewing.