



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8801 125 Avenue
Grande Prairie, Alberta

MLS # A2251343



\$489,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,305 sq.ft.	Age:	2002 (23 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Irregular Lot		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: Garage heater

Fully Developed 6-Bedroom Bungalow in Crystal Lake Estates – Backing Onto Open Field Welcome to this beautifully maintained and fully developed bungalow in sought-after Crystal Lake Estates, backing onto a quiet open field for added privacy and scenic views. This spacious home offers a total of 6 bedrooms and 3 full bathrooms, making it ideal for growing families or multi-generational living. The main floor features an open-concept layout with a bright and welcoming living space, perfect for both everyday living and entertaining. You'll love the flow of the design, with a modern kitchen and dining area leading to a newer deck that's perfect for summer relaxation. The fully finished basement includes vinyl plank flooring throughout, a large family room, 3 additional bedrooms, a full bathroom, and flex spaces ideal for a music room, rec area, or home office. Additional features include: Central A/C for summer comfort Heated, finished garage Newer shingles and deck Fully fenced and landscaped yard Plenty of storage and functional spaces throughout Located in a quiet and family-friendly neighborhood, close to schools, parks, and amenities — this home is truly move-in ready and has space for everyone.