



GRASSROOTS
REALTY GROUP

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8902 131 Avenue
Grande Prairie, Alberta

MLS # A2262958



\$539,000

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,383 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water		

Inclusions: Shed, Speakers in the Basement Family Room.

Welcome to this beautifully maintained raised bungalow in Crystal Lake, backing onto a pond with serene country views. From the moment you arrive, the stunning stone-accented exterior and double attached heated garage set the tone for the quality you'll find throughout this home. Inside, you're greeted by a wide open floor plan filled with natural light from oversized windows. The spacious living room showcases a 3-sided fireplace and feature wall, creating the perfect Center-piece for family gatherings. Patio doors lead to a covered east-facing deck, where you can relax and enjoy peaceful pond views. The kitchen is a true standout, featuring dark cabinetry, quartz countertops, stainless steel appliances, a corner pantry, and plenty of counter space — ideal for entertaining and everyday living. The main floor also includes convenient laundry, a full bathroom, and two large bedrooms, including the primary suite with walk-in closet and luxurious ensuite complete with Modern vanity with a sleek quartz countertop, a jetted soaker tub, and separate shower. Downstairs, the fully developed walkout basement extends your living space with a massive family room — perfect for a theatre, games, or recreation area. Two additional bedrooms and another full bathroom make this level ideal for teenagers, guests, or extended family. Step outside from the basement into one of the largest backyards in the city, backing directly onto Green-Space and the pond for a rare combination of privacy and scenery. Garage is finished and heated, Along with a ^ Car Driveway and Room for RV Parking. Recent Update Tankless On Demand Hot Water (2025), Quartz Countertops. Located close to Maude Clifford Public School, shopping, and walking trails, this property blends comfort, convenience, and lifestyle in one package. Don't miss your chance to

own this one-of-a-kind bungalow in a sought-after location — book your showing today.