



**11913 Cygnet Boulevard  
Grande Prairie, Alberta**

**MLS # A2309110**



**\$719,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Crystal Lake Estates   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,530 sq.ft.   | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Triple Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.20 Acre  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Cleared, Front Yard, Landscaped, Lawn, Level |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate, Vinyl  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Cedar Shake  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Stucco  | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s), Wired for Sound |                   |    |

**Inclusions:** NA

Located in the sought-after Crystal Lake Estates on Cygnet Boulevard, this fully developed bungalow backs directly onto Chandelier Park. Immaculately maintained, the home has seen extensive updates completed throughout the years. With 4 bedrooms, 3 full bathrooms, and a heated triple car garage, this home offers a thoughtful layout, high-end finishes, and the kind of care that's immediately noticeable the moment you walk through the door. Just off the entry, a beautiful office space creates the perfect setup for working from home or a quiet sitting area. The main level features an open-concept design with beautiful updated flooring, an airy feel, and a stunning renovated kitchen complete with granite countertops, brand new stainless steel appliances still under warranty, a large island, generous counter space, and a functional flow for both everyday living and entertaining. The living room is warm and inviting with a gas fireplace framed by tall windows that fill the space with natural light, while the dining area features a large picture window overlooking the backyard. Off the dining area, step out onto the large two-level deck overlooking the fenced and beautifully landscaped backyard backing onto Chandelier Park. The primary suite offers a spacious and private retreat, featuring its own hallway entrance with a beautifully updated ensuite on one side, a walk-in closet on the other, and the bedroom tucked away beyond for a true suite-like feel. An additional bedroom and full bathroom complete the main floor. Downstairs, the basement features in-floor heating, a spacious family room with a second gas fireplace, two additional bedrooms, another beautifully updated bathroom, large laundry area, cold storage, and an abundance of additional storage space. Additional features include air conditioning, central vacuum, roughed-in surround sound, underground sprinklers

and a new water softener. A truly move-in ready home in one of Grande Prairie's most desirable neighbourhoods.