



**134 Crystal Heights Lane  
Grande Prairie, Alberta**

**MLS # A2310023**



**\$469,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** na

Welcome to this beautifully fully finished family home tucked away in a quiet crescent just one block from the school &mdash; a location that makes busy mornings just a little bit easier. Set on a pie-shaped lot backing directly onto walking trails, this property offers the perfect blend of privacy, outdoor space, and family-friendly living. The fully fenced and landscaped yard is designed to be enjoyed, whether you're watching the kids play, hosting summer BBQs, or relaxing on the west-facing deck soaking up the evening sun. There's even enclosed storage underneath the deck along with an 8x12 shed for all the extras that come with active family life. Inside, the bright and open kitchen is both functional and welcoming, with easy access to the deck creating seamless indoor and outdoor living. The home also offers two separate laundry hook-up locations, giving you the flexibility of convenient main floor and/or basement laundry if desired. With 5 bedrooms and 3 full bathrooms, there's room here for everyone to spread out comfortably. The huge primary bedroom features a private 3-piece ensuite along with his and hers closets, creating a relaxing retreat at the end of the day. Both the living room and family room are warmed by cozy gas fireplaces, making this home feel inviting in every season and giving everyone their own space to gather, unwind, or settle in for movie night. This is the kind of home where family memories are made &mdash; spacious, welcoming, and perfectly located for everyday life.