



GRASSROOTS

REALTY GROUP

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

MLS # A2310787



\$459,900

Division:	Crystal Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,388 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Wet Bar		

Inclusions: Pool Table

Discover the perfect blend of space, style, and functionality in this beautifully fully developed oversized bi-level located in a quiet, family-friendly crescent close to schools, parks, and everyday amenities. From the moment you step inside, you are welcomed by soaring vaulted ceilings, an abundance of natural light, and a warm, inviting layout designed for both comfortable everyday living and effortless entertaining. The spacious kitchen is truly the heart of the home, featuring extensive cabinetry, a stylish tile backsplash, modern appliances, a large pantry, and an expansive dining area ideal for hosting family gatherings or entertaining guests. The living room offers a cozy gas fireplace and an open-concept feel that creates the perfect atmosphere to relax and unwind. The main floor includes three generous bedrooms, highlighted by a spacious primary retreat complete with a beautiful 4-piece ensuite featuring a jetted tub and an impressive wall of closets. Two additional bedrooms and another full bathroom complete the main level. Downstairs, the fully developed basement offers an incredible extension of living space with a massive games and family room featuring a custom-built bar with sink, pool table area, and dedicated TV lounge, creating the ultimate entertaining space. A fourth bedroom, beautifully finished 3-piece bathroom with custom tiled shower, and an oversized laundry or potential 5th bedroom, craft, and storage room add even more versatility and convenience. Additional features include air conditioning for year-round comfort, a beautiful rear deck, and a fully fenced south-facing backyard designed to maximize sunlight throughout the day. The oversized 24' x 26' garage provides exceptional space for vehicles, storage, and hobbies. This near-carpetless home offers easy maintenance throughout, with carpet only on the stairs for a little

extra comfort and softer footsteps. Homes offering this level of space, comfort, and functionality in such a desirable location are rarely available. Move-in ready and packed with value, this property delivers the perfect combination of family living and everyday convenience.