



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

9009 128 Avenue  
Grande Prairie, Alberta

MLS # A2319499



**\$599,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,463 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Aggregate, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<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>	-

**Features:** Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** All window coverings

WELCOME TO CRYSTAL LAKE ESTATES! This beautifully maintained custom-built bungalow offers approximately 3,000 sq. ft. of developed living space and is being offered for sale by its original owner. Situated on a desirable corner lot, this impressive home features 5 bedrooms, 3 bathrooms, a double attached garage, RV parking, central air conditioning, and numerous thoughtful upgrades throughout. Step inside to discover an inviting open-concept design highlighted by hardwood and tile flooring, soaring 9' ceilings, and abundant natural light. The spacious kitchen showcases oak cabinetry with crown moulding, a powered island with eating bar, pantry, built-in china cabinet with wine rack, and excellent workspace for cooking and entertaining. The adjacent dining area is perfect for family gatherings, while the sunken living room features a cozy gas fireplace and large windows that flood the home with natural light. The main floor offers a generous primary suite complete with a walk-in closet and spacious ensuite featuring a jacuzzi tub/shower. Two additional bedrooms, a full bathroom, main floor laundry complete the upper level. The fully developed basement provides exceptional additional living space with a large family room, wood stove, two bedrooms, a full bathroom, extensive storage, cold room, utility room, and roughed-in in-floor heating. Soundproofing insulation between the basement ceiling and interior walls adds comfort and privacy throughout the lower level. Outside, enjoy a beautifully landscaped yard featuring mature trees and shrubs, raised garden beds, two apple trees, a storage shed, RV parking with power, and a large concrete deck complete with natural gas hookups for your BBQ. Recent updates include the roof (approximately 2 years old) and two hot water tanks replaced in 2019. Located in one of Grande Prairie's most sought-after

neighbourhoods, close to Crystal Lake, walking trails, parks, schools, and amenities, this exceptional property offers the perfect blend of quality construction, pride of ownership, and family-friendly living.