



11824 Cygnet Boulevard
Grande Prairie, Alberta

MLS # GP208518



\$454,900

Division:	Crystal Lake Estates		
Type:	House		
Style:	2 Storey		
Size:	2,466 sq.ft.	Age:	1995 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Possession:	Immediate		
Garage:	Attached		
Driveway:	Concrete		

Heating: Natural Gas

Floors: Carpet, Hardwood, Linoleum, Tile

Roof: Other

Basement: Full

Exterior: Stucco

Land: Landscaped

Features: Deck, Fireplace - Gas, Fireplace - Woodburning, Jet Tub, Laundry-Main Floor, Non-Smoking Home, Wet Bar

Water: -

Sewer: Municipal

Taxes: \$ 5,838

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Inclusions: Bar Fridge

ABSOLUTELY STUNNING 2 STOREY IN CRYSTAL LAKE ESTATES ON ONE OF THE NICEST STREETS IN THE CITY! This unique and pristine two storey is massive, and sitting on one of the nicest lots in Grande Prairie! As you walk into the generous entry way you will feel warm and cozy. Newer hardwood floors frame the sunken living room and dining room. The kitchen has tonnes of counter space, built in pantry, desk and coffee bar, all complete with newer granite counter tops. Second living space w/ wood burning fireplace, office/den and main floor laundry complete the main floor. Sliding doors off living room gives access to the amazing, oversized landscaped yard with newer deck. Upstairs features master suite w/ Hardwood floors, Romeo and Juliet balcony, sitting area and en-suite features full shower and deep jetted tub. 2 bedrooms, bonus room (with balcony) and full bath complete the upstairs. Amazing yard, amazing location! The pride of ownership in this home needs to be seen to be appreciated!