

# \$419,900 - 12302 Crystal Lake Drive, Grande Prairie

MLS® #A2244089

**\$419,900**

4 Bedroom, 3.00 Bathroom, 1,368 sqft  
Residential on 0.14 Acres

Crystal Lake Estates, Grande Prairie, Alberta

Welcome to this spacious and thoughtfully laid-out four-level split, located in a quiet, family-friendly neighborhood. From the moment you step inside, you'll appreciate the warm and inviting atmosphere, highlighted by hardwood floors throughout the main level and large windows that flood the home with natural light.

The main floor features a bright and sunny living room that flows into a functional U-shaped kitchen, ample cabinetry, a corner pantry for extra storage, and a convenient dining area—perfect for weeknight meals or hosting guests.

Upstairs, you'll find three generously sized bedrooms, including a comfortable primary suite with plenty of closet space and 3 piece ensuite. The third level offers a spacious family room with a charming corner gas fireplace—ideal for cozy movie nights or entertaining. This level also includes a fourth bedroom that can serve as a guest room, home office, or hobby space, along with a full 4-piece bathroom.

The basement (fourth level) is undeveloped, providing a clean slate for your future vision—whether that's a home gym, games room, additional bedrooms, or storage space.

Step outside into your private, fully fenced



backyard oasis. The two-tiered deck offers plenty of room for outdoor furniture, dining, and relaxing, with a pre-wired pad already in place for your future hot tub. It's a great space for summer BBQs and evening gatherings under the stars. New Shingles to be completed in September.

The oversized double garage is fully insulated, drywalled, and heated—perfect for working on projects or keeping vehicles warm during the winter months.

This home is ideally located close to parks, walking trails, schools, and shopping, making it a perfect choice for families seeking comfort, space, and functionality in a great location.

Built in 2001

### **Essential Information**

MLS® #	A2244089
Price	\$419,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,368
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	12302 Crystal Lake Drive
Subdivision	Crystal Lake Estates
City	Grande Prairie
County	Grande Prairie
Province	Alberta

Postal Code T8X 1M8

### **Amenities**

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### **Interior**

Interior Features Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)  
Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer  
Heating High Efficiency, Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Unfinished

### **Exterior**

Exterior Features Dog Run  
Lot Description Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, City Lot  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed August 1st, 2025  
Days on Market 48  
Zoning RG

### **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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