

# \$420,000 - 12117 Crystal Lake Drive, Grande Prairie

MLS® #A2261628

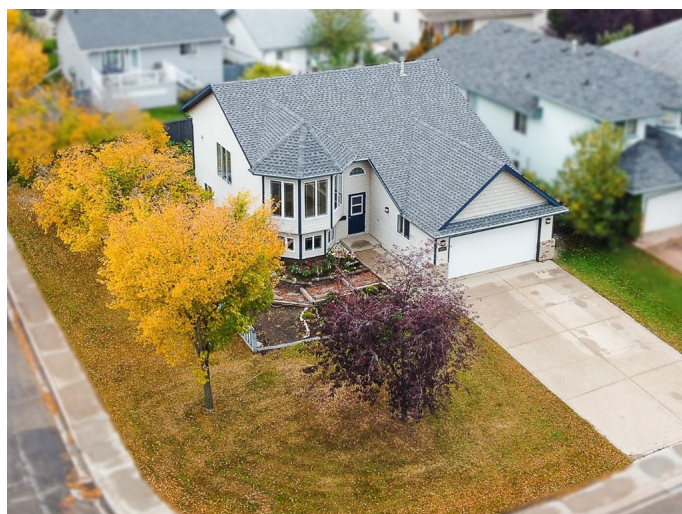
**\$420,000**

4 Bedroom, 3.00 Bathroom, 1,234 sqft

Residential on 0.13 Acres

Crystal Lake Estates, Grande Prairie, Alberta

This fully developed 4-bedroom, 3-bathroom walk-out basement home offers excellent curb appeal, a desirable corner lot with potential for RV parking, and numerous upgrades throughout. Inside, you'll find a bright and inviting open-concept main level, where the living and dining areas are framed by large windows that flood the space with natural light and showcase views of mature trees. The completely renovated kitchen features new countertops, backsplash, new maple cabinets with new hardware, a new sink and dishwasher, and a corner lazy susan to maximize storage. With ample counter space, extensive cabinetry, and direct access to the deck, this kitchen is both stylish and functional. The main level also features three comfortable bedrooms, including the primary suite, which boasts a walk-in closet and a three-piece en-suite. A four-piece guest bathroom completes the level, and both have recently been refreshed with new sinks and countertops. Downstairs, the fully finished walk-out basement offers a spacious rec room with a cozy three-sided fireplace, a large fourth bedroom with its own luxury fireplace, and a laundry room with an attached three-piece bathroom. The separate entry adds flexibility, while the professionally cleaned carpets look and feel brand new. Throughout the home, thoughtful updates provide comfort and peace of mind, including fresh paint, a new roof replaced in 2022, repainted exterior doors, LED lighting, a central vacuum system, air



conditioning, a backup battery for the sump pump, the furnace and Air conditioning were serviced in July and a newly replaced fence with added gates for convenient street access. A heated double-car garage ensures year-round convenience, while outside, the lot is a true sanctuary. The yard has been beautifully landscaped into a gardener's paradise with a dedicated garden bed, rain catchers, and multiple perennial flower beds that return each year, along with a storage shed for all your gardening needs. The deck has also been redone, offering the perfect place to relax or entertain. Move-in ready with quick possession available, this home in the desirable Crystal Lake Estates offers modern updates, functional living space, and an exceptional corner lot. All within minutes of schools, shopping, and everyday amenities. A perfect blend of comfort and convenience, it's ready to welcome you home. Book your showing today!

Built in 2001

**Essential Information**

MLS® #	A2261628
Price	\$420,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,234
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	12117 Crystal Lake Drive
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Subdivision	Crystal Lake Estates
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1M8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Bedroom
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

### Exterior

Exterior Features	Fire Pit, Garden, Rain Barrel/Cistern(s), Storage
Lot Description	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Street Lighting, Native Plants
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 2nd, 2025
Days on Market	1
Zoning	RG

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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