

9013 128 Avenue
Grande Prairie, Alberta

MLS # A2253549

\$559,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,086 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Hot Tub, 2 Sun Shelters, 2 Sheds, Pool Table

IMMACULATE FAMILY HOME IN CRYSTAL LAKE ESTATES! Welcome to this exceptionally well-maintained and thoughtfully upgraded home located in the desirable Crystal Lake Estates. Boasting a spacious and functional layout, this property offers generous square footage and multiple living areas ideal for families and entertaining alike. The main floor features a bright front living room with gleaming hardwood floors and a cozy electric fireplace. The kitchen offers an abundance of cabinetry and counter space, premium Samsung black stainless steel appliances, and a smart layout that makes everyday cooking and entertaining effortless. A large dining area flows seamlessly to the covered rear deck, which is outfitted with low-maintenance composite decking and sleek aluminum railings—perfect for those evening barbecues!. Upstairs, you’ll find three generously sized bedrooms, including a stunning primary suite with custom his-and-hers closets and a beautifully renovated ensuite featuring a luxurious custom tile shower. The third level offers an expansive family and entertainment space with a gas fireplace, pool table area, a full 4-piece bathroom, and walkout access to the covered hot tub and sitting area—your personal backyard retreat! The lower level includes a spacious fourth bedroom, an additional living/playroom that could easily serve as a fifth bedroom, a large crawl space for storage, and a fully finished laundry room. Step outside and fall in love with the beautifully landscaped backyard, surrounded by mature Swedish Aspen trees and highlighted by stamped concrete and paver stone pathways that lead to a charming firepit area—perfect for summer evenings. Additional features include two matching storage sheds, a fully concreted under-deck storage area, and a finished, heated double attached garage with an

epoxy-coated floor. This home truly checks all the boxes—space, comfort, style, and location. Don’t miss out—schedule your private showing today! Seller is a licensed realtor in the province of Alberta.