

\$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.

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

Exterior

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

Additional Information

Date Listed	August 1st, 2025
Days on Market	8
Zoning	RG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.