

\$549,000 - 8902 131 Avenue, Grande Prairie

MLS® #A2262958

\$549,000

4 Bedroom, 3.00 Bathroom, 1,383 sqft

Residential on 0.22 Acres

Crystal Lake Estates, Grande Prairie, Alberta

Welcome to this beautifully maintained raised bungalow in Crystal Lake, backing onto a pond with serene country views. From the moment you arrive, the stunning stone-accented exterior and double attached heated garage set the tone for the quality you'll find throughout this home. Inside, you're greeted by a wide open floor plan filled with natural light from oversized windows. The spacious living room showcases a 3-sided fireplace and feature wall, creating the perfect Center-piece for family gatherings. Patio doors lead to a covered east-facing deck, where you can relax and enjoy peaceful pond views. The kitchen is a true standout, featuring dark cabinetry, quartz countertops, stainless steel appliances, a corner pantry, and plenty of counter space – ideal for entertaining and everyday living. The main floor also includes convenient laundry, a full bathroom, and two large bedrooms, including the primary suite with walk-in closet and luxurious ensuite complete with Modern vanity with a sleek quartz countertop, a jetted soaker tub, and separate shower. Downstairs, the fully developed walkout basement extends your living space with a massive family room – perfect for a theatre, games, or recreation area. Two additional bedrooms and another full bathroom make this level ideal for teenagers, guests, or extended family. Step outside from the basement into one of the largest backyards in the city, backing directly onto Green-Space and the pond for a rare



combination of privacy and scenery. Garage is finished and heated, Along with a ^ Car Driveway and Room for RV Parking. Recent Update Tankless On Demand Hot Water (2025), Quartz Countertops. Located close to Maude Clifford Public School, shopping, and walking trails, this property blends comfort, convenience, and lifestyle in one package. Donâ€™t miss your chance to own this one-of-a-kind bungalow in a sought-after location â€” book your showing today.

Built in 2006

Essential Information

MLS® #	A2262958
Price	\$549,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,383
Acres	0.22
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8902 131 Avenue
Subdivision	Crystal Lake Estates
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1W1

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Backs on to Park/Green Space, City Lot, Cul-De-Sac, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	8
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
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