

# \$515,000 - 12902 89a Street, Grande Prairie

MLS® #A2217475

**\$515,000**

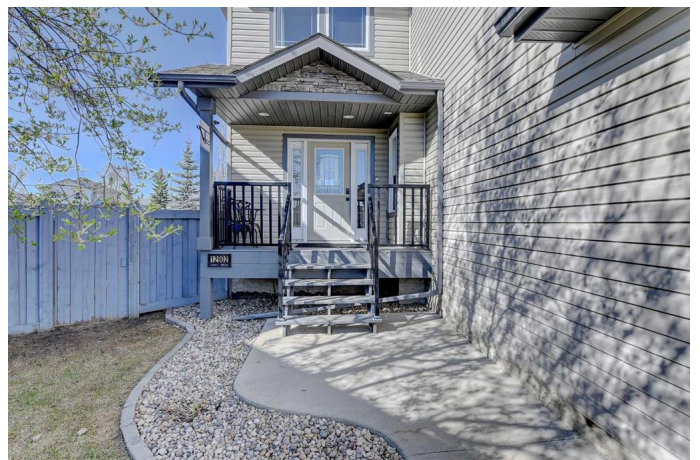
4 Bedroom, 4.00 Bathroom, 2,011 sqft

Residential on 0.19 Acres

Crystal Lake Estates, Grande Prairie, Alberta

WELCOME TO THIS BEAUTIFULLY UPDATED TWO-STOREY HOME LOCATED IN THE HIGHLY DESIRABLE COMMUNITY OF CRYSTAL LAKE ESTATES! Step into this stylish, updated two-storey home in the sought-after community of Crystal Lake Estates. Offering over 2,000 sq. ft. of well-planned living space, this 4-bedroom + den, 3.5-bathroom home is perfect for growing families or anyone seeking both comfort and functionality. Nestled in a quiet cul-de-sac and backing onto a scenic walking path that leads directly to a nearby park, this home is ideally situated between two schoolsâ€”making it a top choice for families.

The main floor features a welcoming living room, a versatile den perfect for a home office or playroom, a convenient half bathroom, and ample closet space for everyday organization. At the heart of the home is the bright, functional chefâ€™s kitchenâ€”designed with family living and entertaining in mind. Freshly painted cabinetry offers modern charm, while the abundance of counter space, quality appliances, and large corner pantry ensure both style and practicality. The open-concept layout flows effortlessly into the dining area, making it the perfect gathering place for busy weekday meals or lively weekend get-togethers. Whether itâ€™s hosting holiday dinners, baking with the kids, or catching up with friends over coffee, this kitchen offers both the space and the atmosphere to bring



people together.

Upstairs, you'll find a spacious master retreat complete with a beautifully designed ensuite, two additional bedrooms, and a massive media/bonus roomâ€”perfect for movie nights, gaming, or just relaxing with the family.

Fresh paint and new lighting and carpet throughout the home provide a bright, updated feel, while the fully refinished basement is absolutely stunningâ€”featuring a cozy living area, fourth bedroom, full bathroom, a large laundry room and storage room, all finished with care and attention to detail. The basement is also wired for surround sound, enhancing the entertainment value of this amazing space. With three separate living areas, plus a den, this home offers a flexible layout that suits a variety of lifestyles.

Additional features include hot water on demand (installed in 2022), air conditioning, central vacuum, and garage heater (new in 2022). The attached garage boasts high ceilings that allow for excellent storage options, plus hot and cold water taps for added convenience. Outside, enjoy the sun-filled, south-facing backyard with a gas line to the back deck for effortless summer BBQs, a large shed, RV parking, and direct access to walking trails. This pet-free, smoke-free home has been lovingly cared for and sits in one of Grande Prairieâ€™s most desirable neighborhoods. Safe, quiet, and family-friendly, this Crystal Lake gem is ready to welcome you home.

Built in 2005

**Essential Information**

MLS® #	A2217475
Price	\$515,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,011
Acres	0.19
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	12902 89a Street
Subdivision	Crystal Lake Estates
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1V9

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water
Appliances	See Remarks
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	8
Zoning	RG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.