

\$524,900 - 12133 Cygnet Boulevard, Grande Prairie

MLS® #A2202530

\$524,900

6 Bedroom, 3.00 Bathroom, 2,238 sqft

Residential on 0.14 Acres

Crystal Lake Estates, Grande Prairie, Alberta

Welcome to this impressive modified bi-level home, perfectly situated along the sought-after Cygnet Boulevard in Crystal Lake. Offering an abundance of space and thoughtful design, this home features 6 generous bedrooms, 3 bathrooms, and 3 distinct living areas, plus a dedicated office—ideal for families of all sizes.

The luxurious master suite is a standout, located above the garage with a spacious walk-around closet, a large ensuite with in-suite laundry, and the potential to add a cozy fireplace for ultimate comfort.

On the main level, you'll find a bright and inviting front family room, a centrally located office/library, and a second living area at the rear of the home that seamlessly connects to the expansive kitchen and dining space. The kitchen boasts a large island, pantry, ample cabinetry, and direct access to a covered deck—perfect for entertaining while enjoying views of the backyard. This level also includes two oversized bedrooms and a full bathroom.

The fully finished basement is designed for relaxation and functionality, featuring an entertainment room, three additional bedrooms, a bathroom, a second laundry room, and a utility room.

Additional highlights of this well-built home include central air, and in-floor heating for



year-round comfort. The heated triple-car garage offers ample space for parking and can easily transform into the ultimate man cave or workshop.

The yard features beautiful fruit trees and a green house for those that love to garden.

Don't miss out on this exceptional homeâ€™s ready to be your next dream home!

Built in 2002

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2202530 |
| Price | \$524,900 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,238 |
| Acres | 0.14 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modified Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 12133 Cygnet Boulevard |
| Subdivision | Crystal Lake Estates |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8X 1N3 |

Amenities

| | |
|----------------|---------------------------------------|
| Parking Spaces | 6 |
| Parking | Heated Garage, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Built-in Features, Kitchen Island, Pantry, Storage, Sump Pump(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Central, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Storage |
| Lot Description | Back Yard, City Lot, Landscaped, Fruit Trees/Shrub(s) |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame, Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 66 |
| Zoning | RG |

Listing Details

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

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