

\$539,900 - 12133 Cygnet Boulevard, Grande Prairie

MLS® #A2202530

\$539,900

5 Bedroom, 4.00 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.

Don't miss out on this exceptional home—it's ready to be your next dream home!

Built in 2002

Essential Information

MLS® #	A2202530
Price	\$539,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
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	Built-in Features, Kitchen Island, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Bookcases
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Storage
Lot Description	Back Yard, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Days on Market	51
Zoning	RG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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