

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

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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 homeâ€”itâ€™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	39
Zoning	RG

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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