

\$649,900 - 12013 Cygnet Boulevard, Grande Prairie

MLS® #A2270164

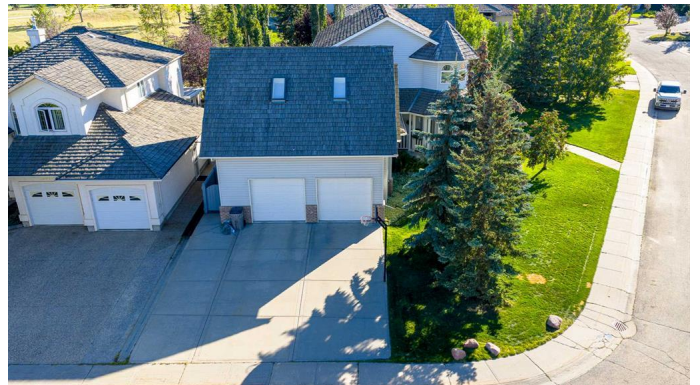
\$649,900

6 Bedroom, 3.00 Bathroom, 2,505 sqft

Residential on 0.18 Acres

Crystal Lake Estates, Grande Prairie, Alberta

Located on prestigious Cygnet Blvd in Crystal Lake Estates, this stunning 2,500 sq ft custom-built 2-storey offers a rare combination of luxury, functionality, and location — with lake views across the street, a park directly behind, and walking trails just steps away. Perfect for professionals and growing families, the home features four spacious bedrooms upstairs, including an expansive primary suite with three private areas — a generous walk-in closet, a serene retreat space, and a luxurious ensuite complete with double sinks, in-floor heat, a jetted soaker tub, and a separate stand-up shower. The main floor impresses with two inviting living areas, elegant wainscoting, rich hardwood flooring, and beautiful posts and detailing throughout. The front living room offers a cozy woodstove and windows facing in every direction, filling the space with natural light and warmth. You™ll also find a formal dining room and a main-floor office ideally located off the entry — perfect for professionals working from home. The extra-large heated garage is a dream come true, featuring a floor drain, welder plug, workbench, and man door, plus ample side parking on one of the largest lots in Crystal Lake Estates. Above the garage, the bonus room with separate access offers incredible suite or Airbnb potential, or could serve as a gym, studio, or private guest suite. Professionally painted in modern tones (Nov 2025) and equipped with in-floor heat to keep the basement cozy and air conditioning to



keep the summer nights cool, this home is as stylish as it is practical. Outside, enjoy the beautifully landscaped yard complete with a greenhouse, garden boxes, shed, and private deck – the perfect retreat in one of Grande Prairie’s most sought-after neighbourhoods.

Built in 2001

Essential Information

MLS® #	A2270164
Price	\$649,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,505
Acres	0.18
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12013 Cygnet Boulevard
Subdivision	Crystal Lake Estates
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1L9

Amenities

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized, Parking Pad, Garage Faces Side, Plug-In
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Corner Lot, Many Trees
Roof	Cedar Shake
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2025
Days on Market	3
Zoning	RG

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

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.