



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**9034 Lakeshore Drive  
Grande Prairie, Alberta**

**MLS # A2240312**



**\$550,000**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,634 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, None

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** n/a

Gorgeous AIR-CONDITIONED Modified Bi-Level on Lakeshore Drive | 1634 SqFt + Fully Developed Basement Pride of ownership shines throughout this beautifully maintained 4 bed, 3 bath home, just steps from Crystal Lake and paved walking trails. The main floor features black quartz countertops, stainless fridge, breakfast bar, corner pantry, and updated laminate flooring throughout. Vaulted ceilings, gas fireplace, and large windows make the living room bright and welcoming. The dining area walks out to a 2-tier composite deck and landscaped backyard with a stone patio, raspberry bushes, and garden beds. The spacious primary bedroom is privately located above the garage, featuring a large walk-in closet and ensuite with soaking tub and shower. One of the spare rooms also has a vaulted ceiling and walk-in closet. Basement includes a 4th bedroom, full bath, wet bar, rec room, and 2 large storage rooms. Additional features: ?? Triple heated garage ?? 6-car driveway + RV parking ?? Walking distance to Maude Clifford School Shows 10/10 &ndash; A must see!