



**GRASSROOTS**  
REALTY GROUP

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**9306 Lakeshore Court  
Grande Prairie, Alberta**

**MLS # A2241152**



**\$579,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,251 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Concrete Driveway, Double Garage Attached, Garage Door Open		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	low density residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** na

**EXECUTIVE 5-BEDROOM HOME ON LAKESHORE COURT** Located in the prestigious Lakeshore Court, this fully developed 2-storey home offers a MASSIVE 3,370 sq ft of beautifully finished living space (2,250 sq ft above grade + 1,120 sq ft developed basement). With 5 spacious bedrooms, 3.5 bathrooms, and a main floor office, this property is ideal for large or growing families. Step inside to find a warm, welcoming foyer that opens into the front living room and dedicated office—perfect for remote work or easily used as a sixth bedroom. The heart of the home is the open-concept kitchen, boasting maple cabinetry, tile backsplash, island with seating, and an adjacent breakfast nook, plus a formal dining area that flows into the family room with a cozy gas fireplace. Stylish Laminate flooring, modern tones, and a well-designed layout make this home both functional and elegant. Upstairs features three bedrooms, including a generous primary suite with walk-in closet and a luxurious 5-piece ensuite with dual sinks, soaker tub, and separate shower. Two additional bedrooms share a full bath, and the oversized BONUS ROOM above the garage offers incredible flexibility—perfect as a home theatre, playroom, or gym. The fully finished basement includes two more bedrooms, a 4-piece bathroom, a dedicated laundry room, and a spacious rec room for relaxing, entertaining, or gaming. Enjoy a fenced and landscaped backyard, entertaining deck, attached double garage, and RV PARKING—ideal for trailers, boats, or extra vehicles. Set on a quiet street near walking trails, parks, and Crystal Lake, this home delivers both lifestyle and convenience. **FEATURES: 5 Bedrooms + Office 3.5 Bathrooms BONUS ROOM Fully Finished Basement RV PARKING Lakeshore Court Location**

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