



GRASSROOTS
REALTY GROUP

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**8905 Lakeland Drive
Grande Prairie, Alberta**

MLS # A2272953



\$478,000

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,415 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: garage heater, shed, window coverings

Beautiful home ready for new a new family. Fully developed 1415 sq ft modified bi level - 5 bedrooms & 3 baths. Very nice layout with open concept kitchen, dining, living room with vaulted ceiling. Kitchen has ample cabinetry, corner pantry and sit up island. The main floor also has 2 bedrooms and full bath. Up a few steps you arrive at the massive primary suite. Jetted tub, separate shower, and dual sinks are in the ensuite. The lower level has a family room, 2 more bedrooms, bathroom and dedicated laundry room. You will love the basement ceiling height! The garage has a radiant heater and access to the main entrance of house and also the basement. The outdoor living space is fabulous with two tiered deck. The upper deck has a great pergola and under deck storage. Good size yard with firepit and shed. This property also has a concrete pad for additional parking or for your RV. This is an extremely desirable home - it's a must see!