



GRASSROOTS
REALTY GROUP

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**9030 Lakeshore Drive
Grande Prairie, Alberta**

MLS # A2274957



\$609,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Underground S		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Walk-In Closet(s)

Inclusions: N/A

Discover this exceptional two-storey home in the highly sought-after Crystal Lake Estates, ideally situated close to schools, parks, and directly across from the lake. From the uniquely private front entry, step into a bright, open-concept main floor featuring a beautifully renovated kitchen with updated appliances, a generous dining area, and a welcoming living room complete with a gas fireplace. The main level also offers a spacious den, a large half bath, and a convenient laundry room with sink. The upper level includes two well-sized bedrooms connected by a Jack and Jill bathroom, along with a primary suite that features a walk-in closet and a large ensuite with a jetted corner soaker tub and separate tiled shower. The fully finished basement provides two additional bedrooms, a recreation room, and a three-piece bathroom. For added comfort and efficiency, the basement ceiling and interior walls are insulated for sound, and the exterior walls feature environmentally friendly spray foam installed by Enviro-Home. Additional features include air conditioning, a triple-car garage, underground sprinkler system, Lexan window protectors, and a composite deck with enclosed storage underneath. With close proximity to schools and easy access to Grande Prairie's many amenities, this is a must-see home.