



**9110 Lakeshore Drive
Grande Prairie, Alberta**

MLS # A2292055



\$554,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,653 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Few Trees, Gazebo, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Storage, Wired for Sound		

Inclusions: Garage - grey shelves, stand up freezer

Welcome to this clean, beautifully maintained modified bi-level offering 1653 Sqft of well designed living space. Located directly across the street from Crystal Lake and its endless walking trails. This spacious layout features a massive primary bedroom complete with ensuite with jetted tub, separate shower and walk in closet. The main floor offers functionality with open kitchen with island and eating bar, maple cabinets, living room with cozy fire place, 2 additional bedrooms, a full bathroom, and laundry. One of the bedrooms even includes a custom climbing wall making it a fun and unique kids' room!! Downstairs the bright basement boasts high ceilings, a huge family room, additional (4th) bedroom and full bathroom. Outside, this property shines with a heated triple car garage, massive driveway, fenced garden area, shed, and recently painted fence and deck with gazebo - perfect for summer evenings and outdoor gatherings. This is your opportunity to enjoy a move-in ready home surrounded by nature, trails and numerous amenities!! Call to schedule your viewing today!!