



GRASSROOTS
REALTY GROUP

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**8841 Lakeland Drive
Grande Prairie, Alberta**

MLS # A2139929



\$449,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,052 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Open Floorplan, Pantry, See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Welcome to this gorgeous two storey home in Crystal Lake Estates located across the street from a pond and walking trails. You are greeted with a spacious entry way leading to an open concept main floor. The living room features hardwood flooring, a gas fireplace and has plenty of room for a large sectional. Connecting with the kitchen consisting of dark cabinetry, ample cupboard & counter space, an eating bar, pantry and black appliances. The dining area has big windows and patio door access to your back deck. Enjoy the convenience of a half bath and main floor laundry! Heading upstairs you will find a great bonus room with plenty of natural light. The primary bedroom is an excellent size with enough space for a king size bed plus furniture and features a cozy nook area. You have a 5pc ensuite complete with double sinks, standing shower and jetted tub. Two more bedrooms and a full bathroom complete your upper level. The basement is almost finished consisting of another bedroom, large rec/family room and framed in bathroom. The fully fenced and landscaped backyard is an oasis with trees, deck with privacy walls and garden planters. The double attached garage is heated making this home a must see, book your showing today!