



**9101 Lakeshore Drive  
Grande Prairie, Alberta**

**MLS # A2179373**



**\$599,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,750 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Lake, No Neighbours Behind, Irregular Lot, Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Wet Bar		

**Inclusions:** 2 fridges, built in stove(as is), built in oven, built in microwave, washer, dryer, dishwasher, window coverings, Central Air Conditioner, GDO

Discover lakeside living at its finest with this stunning bi-level home backing onto Crystal Lake. Spacious layout and thoughtful updates throughout. The main floor features a bayed dining area with views of the lake. Updated kitchen with built-in appliances, abundant cabinetry, a pantry, and a large island with an eating bar, making it a perfect gathering space. All five bedrooms are generously sized, with two located on the main floor and three on the lower level. 5-piece ensuite off the primary bedroom includes a double vanity. The fully finished basement, accessible by a separate entrance, is designed for entertaining with a cozy fireplace and wet bar. Outside, a two-tier deck with storage overlooks the fenced yard. With a double attached garage, main floor laundry and central air conditioning, this home offers comfort and convenience. Schedule your showing today!