



**9226 Lakeshore Drive
Grande Prairie, Alberta**

MLS # A2205469



\$545,000

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,566 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows		

Inclusions: Shed, Fire Pit.

OPEN HOUSE SATURDAY MARCH 29TH 2PM TO 4PM! Welcome to the prestigious Lakeshore Drive situated just moments from walking trails & conveniently located on the north end of town. This fully developed home with 5 bedrooms, 3 bathrooms & tons of upgrades within. The main floor greets you with a beautiful open concept design with vaulted ceiling, tons of windows & hardwood throughout. The stunning kitchen features maple cabinets, granite counter tops, newer stainless steel appliances, corner pantry & island seating. The spacious dining area has direct access to rear deck with natural gas line for bbq. 2 spare bedrooms & a full bathroom finish off the main floor. Upstairs the massive primary suite is truly a relaxing place to retreat after a long day with the spa like ensuite with jet tub, tons of storage can be found in the walk in closet & the linen closet. The basement is fully developed with large rec room, 2 bedrooms, full 4 piece bathroom & utility room/laundry. The deck overlooks the landscaped yard with stamped concrete patio, Concrete slab behind garage has 240v outlet for sauna or hot tub hook up. The attached triple car garage is heated and equipped with hot/cold taps. The driveway has been extended giving tons of parking. Don't miss out on this incredible home, check it out today!