



GRASSROOTS
REALTY GROUP

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**9122 Lakeshore Drive
Grande Prairie, Alberta**

MLS # A2208828



\$539,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,566 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped		

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

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

Nestled in the prestigious Crystal Lake Estates neighbourhood, just steps from scenic walking trails and directly across from the serene lake, this stunning modified bi-level home offers the perfect blend of luxury and lifestyle. With undeniable curb appeal, a triple attached garage, and brick exterior finishes, this residence is a true showstopper from the moment you arrive. Step inside to discover a beautifully appointed open-concept main floor, where natural light pours into the bright living room featuring a cozy gas fireplace. The chef-inspired kitchen is designed with function and style in mind, boasting ample cabinetry, generous counter space, a central island with seating, a walk-in pantry, and modern tile backsplash. The spacious dining area offers direct access to the backyard, ideal for entertaining or quiet evenings at home. Two well-sized bedrooms and a full bathroom complete the main level, while the upper-level retreat is reserved for the expansive primary suite. This private oasis showcases a spa-inspired ensuite with dual vanities, a luxurious corner soaker tub, and a separate shower. Downstairs, the fully finished basement provides exceptional versatility with a large secondary living area, dedicated home office, fourth bedroom, and an additional full bathroom, perfect for guests or growing families. The massive, fully fenced backyard is a true outdoor haven, fully landscaped with plenty of room to relax or play, and highlighted by a custom firepit for cozy evenings under the stars. This home is a rare gem in a sought-after location. Book your showing today!