

**9034 Lakeshore Drive
Grande Prairie, Alberta**

MLS # A2240312



\$550,000

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,634 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, None	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: n/a

Gorgeous AIR-CONDITIONED Modified Bi-Level on Lakeshore Drive | 1634 SqFt + Fully Developed Basement Pride of ownership shines throughout this beautifully maintained 4 bed, 3 bath home, just steps from Crystal Lake and paved walking trails. The main floor features black quartz countertops, stainless fridge, breakfast bar, corner pantry, and updated laminate flooring throughout. Vaulted ceilings, gas fireplace, and large windows make the living room bright and welcoming. The dining area walks out to a 2-tier composite deck and landscaped backyard with a stone patio, raspberry bushes, and garden beds. The spacious primary bedroom is privately located above the garage, featuring a large walk-in closet and ensuite with soaking tub and shower. One of the spare rooms also has a vaulted ceiling and walk-in closet. Basement includes a 4th bedroom, full bath, wet bar, rec room, and 2 large storage rooms. Additional features: ?? Triple heated garage ?? 6-car driveway + RV parking ?? Walking distance to Maude Clifford School Shows 10/10 – A must see!