

**9110 Lakeshore Drive  
Grande Prairie, Alberta**

**MLS # A2292055**



**\$554,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,653 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Few Trees, Gazebo, Landscaped, Lawn		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Concrete, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Storage, Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** Garage - grey shelves, stand up freezer

Welcome to this clean, beautifully maintained modified bi-level offering 1653 Sqft of well designed living space. Located directly across the street from Crystal Lake and its endless walking trails. This spacious layout features a massive primary bedroom complete with ensuite with jetted tub, separate shower and walk in closet. The main floor offers functionality with open kitchen with island and eating bar, maple cabinets, living room with cozy fire place, 2 additional bedrooms, a full bathroom, and laundry. One of the bedrooms even includes a custom climbing wall making it a fun and unique kids' room!! Downstairs the bright basement boasts high ceilings, a huge family room, additional (4th) bedroom and full bathroom. Outside, this property shines with a heated triple car garage, massive driveway, fenced garden area, shed, and recently painted fence and deck with gazebo - perfect for summer evenings and outdoor gatherings. This is your opportunity to enjoy a move-in ready home surrounded by nature, trails and numerous amenities!! Call to schedule your viewing today!!