

**9118 Lake Shore Drive
Grande Prairie, Alberta**

MLS # A2327640



\$609,000

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,675 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Many Trees, Private, Street Lighting		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage		

Inclusions: 65 inch tv downstairs mounted

Welcome to this beautifully crafted, turnkey home ideally located on prestigious Lakeshore Drive - one of the most sought-after addresses in Grande Prairie. This stunning modified bi-level offers the perfect blend of style and functionality, featuring rich dark-stained cabinetry, a raised eating bar, and an open-concept great room with soaring vaulted ceilings and a cozy gas fireplace. The spacious primary suite is a true retreat, complete with vaulted ceilings and a well-appointed ensuite featuring a relaxing jetted tub and separate shower. With 5 bedrooms, this home provides plenty of space for a growing family, guests, or a dedicated home office. Thoughtful upgrades and features include granite countertops throughout, air conditioning, a heated garage, and a fully finished basement complete with a second gas fireplace. Additional inclusions add exceptional value, including the washer and dryer with pedestals, basement fridge, and a 65" TV with speakers. Step outside to enjoy the deck and a mature yard surrounded by large trees, creating a private and inviting outdoor space. The extended aggregate driveway leads to an impressive heated triple car garage, offering plenty of room for vehicles, storage, and hobbies. Located just a few blocks from an elementary school (K–8), this home provides convenience for families in a highly desirable neighbourhood. This turnkey property offers the perfect combination of comfort, quality, and location - don't miss your opportunity to view this exceptional home today!