Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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9302 Lakeshore Court
Grande Prairie, Alberta

MLS # A2352604

$679,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,395 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	RG
Foundation:	ICF Block	**Utilities:**	-

Features: Built-in Features, Ceiling Fan(s), Jetted Tub, Laminate Counters, Pantry, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: dishwasher, refrigerator, stove, washer, dryer, window coverings

Welcome to this beautifully updated 4 bedroom, 3.5 bathroom two-storey home in desirable Crystal Lake Estates, offering plenty of living space, beautiful outdoor areas, and an incredible location just steps from Crystal Lake and its scenic walking trails. The welcoming entryway leads into a bright sitting room with south facing windows. The updated kitchen features new cabinetry, plenty of counter space, a pantry, and a brand new stove with double ovens. The adjoining spacious dining area provides access to the rear deck, which wraps around to the front of the home. Outside, the beautifully landscaped backyard features an inviting firepit area with gorgeous stonework, perfect for relaxing or entertaining. Back inside, the main living room offers a cozy gas fireplace, while a convenient 2 piece bathroom and main floor laundry are located near the entrance to the double attached heated garage. Upstairs, you'll find three bedrooms, including the primary suite with a walk-in closet and private 3 piece ensuite featuring modern tile finishes. A 4 piece main bathroom with jetted tub and a spacious bonus room with beautiful views of Crystal Lake complete the upper level. The fully developed basement offers even more space with a second family room featuring another gas fireplace, a fourth bedroom, a 4 piece bathroom, and a flexible area currently used as a home gym. There's also an area already plumbed for a wet bar, offering additional entertaining possibilities. Recent updates include fresh paint, new upstairs carpeting, updated bonus room flooring, new kitchen cabinetry, and a brand new stove with double ovens. This home also features an ICF block foundation and hot water on demand. Located directly across from access to Crystal Lake's walking trails and close to schools, parks, playgrounds, and everyday amenities, this home offers an excellent combination of space, comfort, and

location. Contact your REALTOR® today to book your private showing!

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