

**9005 Lakeshore Drive  
Grande Prairie, Alberta**

**MLS # A2124151**



**\$617,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Crystal Lake Estates  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,654 sq.ft.  | <b>Age:</b>   | 2004 (20 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway  |               |                   |
| <b>Lot Size:</b> | 0.19 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Backs on to Park/Green Space, No Neighbours Behind, Landscap |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | N/A   |                   |    |

Spacious bungalow in Lakeshore Estates with no rear neighbours and a stunning view of the lake from the back yard. Open floor plan is bright and inviting with large windows throughout and hardwood flooring. Kitchen features island with raised eating bar, corner pantry, built in oven & countertop stove. Spacious dining room has door to the covered deck, great for BBQ season. Master suite includes large walk in closet as well as ensuite with jetted soaker tub & big shower. Second bedroom offers large closet and is right next to the main bathroom. Main level also offers nice den plus laundry room with storage. Basement is developed with family room & a 2nd family room that could easily be used as a rec room, playroom, man cave, huge bedroom or whatever else you can imagine. You will also find 2 more bedrooms & one of which has direct access to the 3rd bathroom. Double garage means you never have to worry about brushing snow off your car in the morning, or you can safely store all your toys. Massive yard backs onto the lake meaning stunning views and no rear neighbours. This space is perfect for entertaining.