



GRASSROOTS
REALTY GROUP

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9306 Lakeshore Court
Grande Prairie, Alberta

MLS # A2241152



\$579,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,251 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Concrete Driveway, Double Garage Attached, Garage Door Open		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	low density residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

Inclusions: na

EXECUTIVE 5-BEDROOM HOME ON LAKESHORE COURT Located in the prestigious Lakeshore Court, this fully developed 2-storey home offers a MASSIVE 3,370 sq ft of beautifully finished living space (2,250 sq ft above grade + 1,120 sq ft developed basement). With 5 spacious bedrooms, 3.5 bathrooms, and a main floor office, this property is ideal for large or growing families. Step inside to find a warm, welcoming foyer that opens into the front living room and dedicated office—perfect for remote work or easily used as a sixth bedroom. The heart of the home is the open-concept kitchen, boasting maple cabinetry, tile backsplash, island with seating, and an adjacent breakfast nook, plus a formal dining area that flows into the family room with a cozy gas fireplace. Stylish Laminate flooring, modern tones, and a well-designed layout make this home both functional and elegant. Upstairs features three bedrooms, including a generous primary suite with walk-in closet and a luxurious 5-piece ensuite with dual sinks, soaker tub, and separate shower. Two additional bedrooms share a full bath, and the oversized BONUS ROOM above the garage offers incredible flexibility—perfect as a home theatre, playroom, or gym. The fully finished basement includes two more bedrooms, a 4-piece bathroom, a dedicated laundry room, and a spacious rec room for relaxing, entertaining, or gaming. Enjoy a fenced and landscaped backyard, entertaining deck, attached double garage, and RV PARKING—ideal for trailers, boats, or extra vehicles. Set on a quiet street near walking trails, parks, and Crystal Lake, this home delivers both lifestyle and convenience. **FEATURES: 5 Bedrooms + Office 3.5 Bathrooms BONUS ROOM Fully Finished Basement RV PARKING Lakeshore Court Location**

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