



**8905 Lakeland Drive
Grande Prairie, Alberta**

MLS # A2272953



\$478,000

Division: Crystal Lake Estates

Type: Residential/House

Style: Modified Bi-Level

Size: 1,415 sq.ft. **Age:** 2005 (21 yrs old)

Beds: 5 **Baths:** 3

Garage: Double Garage Attached, Off Street, Parking Pad, RV Access/Parking

Lot Size: 0.14 Acre

Lot Feat: See Remarks

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: Open Floorplan

Inclusions: garage heater, shed, window coverings

Beautiful home ready for new a new family. Fully developed 1415 sq ft modified bi level - 5 bedrooms & 3 baths. Very nice layout with open concept kitchen, dining, living room with vaulted ceiling. Kitchen has ample cabinetry, corner pantry and sit up island. The main floor also has 2 bedrooms and full bath. Up a few steps you arrive at the massive primary suite. Jetted tub, separate shower, and dual sinks are in the ensuite. The lower level has a family room, 2 more bedrooms, bathroom and dedicated laundry room. You will love the basement ceiling height! The garage has a radiant heater and access to the main entrance of house and also the basement. The outdoor living space is fabulous with two tiered deck. The upper deck has a great pergola and under deck storage. Good size yard with firepit and shed. This property also has a concrete pad for additional parking or for your RV. This is an extremely desirable home - it's a must see!