



**GRASSROOTS**  
REALTY GROUP

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**8905 Lakeland Drive**  
**Grande Prairie, Alberta**

**MLS # A2272953**



**\$478,000**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,415 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!