



**GRASSROOTS**  
REALTY GROUP

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**8821 Lakeland Drive  
Grande Prairie, Alberta**

**MLS # A2301921**

**\$479,900**



<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,489 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete

**Zoning:** RG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island

**Inclusions:** None

Spacious and well-designed 5 bedroom, 3 bathroom home with a double attached garage offering over 2,200 sq ft of developed living space. This functional floor plan provides plenty of room for families, entertaining, and guests. The main level features a bright living room, a well-appointed kitchen with adjoining dining area, and large windows that bring in plenty of natural light. The layout flows comfortably for everyday living and gatherings. One of the standout features of this home is the private primary suite located above the garage, creating a quiet retreat separate from the other bedrooms. The home includes multiple additional bedrooms and bathrooms, making it ideal for larger families or those needing office or guest space. The lower level includes a spacious recreation room, perfect for a media area, games room, or kids's play space. Additional bedrooms and storage areas provide flexibility and functionality. With a double attached garage, generous interior space, and a practical multi-level layout, this property offers the perfect combination of comfort and convenience.