



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

24, 8910 122 Avenue
Grande Prairie, Alberta

MLS # A2312836



\$549,900

Division:	Crystal Lake Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,361 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Few Trees, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Quartz Counters, See Remarks		

Inclusions: Italian light secured to wall, Garage Door opener x1, swarovski chandeliers (x2)

Step into comfort, warmth, and easy living in this beautifully maintained 3-bedroom, 3-bathroom home located in the welcoming and secure 55+ adult living community The Shores. Thoughtfully updated and lovingly cared for, this home blends everyday functionality with elegant touches throughout. The heart of the home is the bright, updated kitchen featuring quartz countertops, an undermount sink, interior cabinet lighting, a butler pantry, and a beautifully finished island with added stone detail. Swarovski chandeliers and updated lighting throughout the home create a warm, refined atmosphere perfect for both quiet evenings and entertaining guests. The spacious primary bedroom offers a peaceful retreat with a walk-in closet and private 3-piece ensuite. This home also features an open den that provides flexible space for a home office, reading nook, or hobby area. Relax year-round in the inviting 3-season sunroom with privacy film on the lower windows, or cozy up beside the fan-assisted gas fireplace on cooler evenings. Triple-pane windows across the south and west of the home fill the space with natural light while enhancing comfort and efficiency. Custom blinds, air conditioning, and numerous thoughtful upgrades make daily living effortless. Additional highlights include in-floor heat in bathrooms, basement sitting area and bedroom, a newer hot water tank (approx. 3 years old), newer shingles, new front & back door, heated garage with durable epoxy floors, and beautifully landscaped grounds featuring 9 mature trees and blooming perennials that provide colour throughout the seasons. This is more than just a home, it's a peaceful lifestyle designed for comfort, connection, and low-maintenance living.