



GRASSROOTS
REALTY GROUP

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**8841 Lakeland Drive
Grande Prairie, Alberta**

MLS # A2324504



\$509,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,070 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	Shedx2, Garage Door Opener		

Immaculate large 2070sq-ft Storey home with true RV parking situated in the mature subdivision of Crystal Lake Estates. Entering this home you will appreciate the openness it boasts as soon as you enter. Living room has real hardwood and gas fireplace, into the dining that allows for a table of any shape or size for all occasions. Kitchen has must have pantry, and adequate cabinet + counter space. Remainder of main floor is completed with ideal main floor laundry and half bath wonderful for guests while visiting. Heading upstairs you will be welcomed by spacious bonus room, then full bathroom, three good sized bedrooms including the oasis of a master bedroom with walk in closet and 5 piece en-suite including his and her sink, shower and jet tub. Basement is developed into third living room, bedroom with walk in closet, storage/ utility room, and bathroom waiting to be finished off. Attached double car garage is heated excellent for our longer winter months. Back yard is complimented with deck with pergola, fully fenced , 2 sheds for storage and icing on the cake is it is south backing great for natural sun all day long. Walking distance to Maude Clifford Public School, Desired Crystal Lake Walking Trails, And Public Bus Stops. Roof just replaced last year.