



9118 Lake Shore Drive  
Grande Prairie, Alberta

MLS # A2327640



**\$609,000**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,675 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn, Many Trees, Private, Street Lighting		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage		

**Inclusions:** 65 inch tv downstairs mounted

Welcome to this beautifully crafted, turnkey home ideally located on prestigious Lakeshore Drive - one of the most sought-after addresses in Grande Prairie. This stunning modified bi-level offers the perfect blend of style and functionality, featuring rich dark-stained cabinetry, a raised eating bar, and an open-concept great room with soaring vaulted ceilings and a cozy gas fireplace. The spacious primary suite is a true retreat, complete with vaulted ceilings and a well-appointed ensuite featuring a relaxing jetted tub and separate shower. With 5 bedrooms, this home provides plenty of space for a growing family, guests, or a dedicated home office. Thoughtful upgrades and features include granite countertops throughout, air conditioning, a heated garage, and a fully finished basement complete with a second gas fireplace. Additional inclusions add exceptional value, including the washer and dryer with pedestals, basement fridge, and a 65" TV with speakers. Step outside to enjoy the deck and a mature yard surrounded by large trees, creating a private and inviting outdoor space. The extended aggregate driveway leads to an impressive heated triple car garage, offering plenty of room for vehicles, storage, and hobbies. Located just a few blocks from an elementary school (K&ndash;8), this home provides convenience for families in a highly desirable neighbourhood. This turnkey property offers the perfect combination of comfort, quality, and location - don't miss your opportunity to view this exceptional home today!