



GRASSROOTS
REALTY GROUP

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12605 Lakeshore Drive
Grande Prairie, Alberta

MLS # A2327964



\$584,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,070 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Crystal Lake Estates, where space, privacy, and location come together in one exceptional family home. Tucked away in a quiet cul-de-sac on a large pie-shaped lot, this fully developed 2-storey offers over 2,000 Sq ft above grade and Over 3,000 Sq ft of developed living space, 5 bedrooms, 4 bathrooms, and a layout designed for growing families. From the moment you enter, you'll be impressed by the grand foyer featuring soaring ceilings and a stunning curved staircase that creates an elegant first impression. The bright and functional main floor offers multiple gathering spaces, making it easy to entertain guests or enjoy everyday family life. The kitchen is the heart of the home, complete with brand-new countertops, stainless steel appliances, a large island, abundant cabinetry, and a convenient pantry. Fresh paint throughout the main living areas gives the home a clean, modern feel. Upstairs, the spacious primary retreat provides a private escape with a walk-in closet and a luxurious ensuite featuring a jetted soaker tub and separate shower. Two additional bedrooms and a full bathroom complete the upper level, while a versatile main-floor bedroom and full bathroom is ideal for a home office, guest room, or playroom. The fully finished basement is built for entertaining, featuring a massive family room, projector screen setup, custom wet bar, an additional bedroom, and a full bathroom—perfect for movie nights, game days, or hosting family and friends. Recent updates include two hot water tanks replaced in 2024, fresh interior paint, and new kitchen countertops. Outside, you'll appreciate the mature setting, spacious backyard, rear deck with natural gas BBQ hookup, and a double attached heated garage. Located just minutes from schools, parks, walking trails, and Crystal Lake, this is a rare opportunity to own a well-maintained home in one

of Grande Prairie's most desirable neighbourhoods.