



GRASSROOTS
REALTY GROUP

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9335 Lakeshore Court
Grande Prairie, Alberta

MLS # A2333466

\$674,900



No Photo Available

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,356 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	See Remarks	Utilities:	-
Features:	Built-in Features, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional executive two-storey home nestled in the highly sought-after community of Crystal Lake Estates. Built in 2007 and offering 2,356 sq. ft. RMS of beautifully designed living space, this impressive residence features 6 bedrooms, 3.5 bathrooms, and sits on an expansive 8,146 sq. ft. (756.8 m²;) lot backing onto mature trees, creating a private and peaceful setting rarely found within the city. From the moment you arrive, the home makes a lasting impression with its striking curb appeal, stone accents, covered front entry, and oversized heated double attached garage. Inside, a bright and welcoming foyer showcases soaring ceilings, elegant tile flooring, NEW CARPET throughout (\$14,495 value), decorative wainscoting, and a versatile front flex room—perfect for a home office, formal dining room, or sitting area. The heart of the home is the open-concept main living space, where rich hardwood floors, oversized windows, and a stunning floor-to-ceiling stone-surrounded gas fireplace with custom wood built-ins create a warm and inviting atmosphere. Large windows frame beautiful views of the treed greenspace, filling the home with natural light while offering exceptional privacy. Designed with both everyday living and entertaining in mind, the spacious kitchen features extensive custom cabinetry, generous counter space, stainless steel appliances, a large central island with eating bar, tile backsplash, walk-in pantry, and abundant storage. The adjoining dining area provides easy access to the backyard, making indoor-outdoor entertaining effortless. The functional main floor also includes a thoughtfully designed mudroom with built-in bench seating, storage hooks, laundry area, and direct access to the heated double attached garage. Upstairs, you'll find spacious bedrooms highlighted by a generous primary retreat featuring vaulted ceilings, a

walk-in closet, oversized windows, and ample space to create your own private sanctuary. The primary bedroom ensuite has double sinks, a jet tub, and a glass shower. The great room has a built-in office space perfect for those working from home. The home's five-bedroom, three-and-a-half-bathroom layout provides flexibility for growing families and guests. Outside, the oversized lot backs directly onto mature greenspace, offering a tranquil backdrop for relaxing, entertaining, or simply enjoying the beauty of nature without rear neighbors. Located in one of Grande Prairie's most desirable neighborhoods, Crystal Lake Estates is known for its quiet streets, walking trails, nearby parks, schools, and convenient access to shopping and amenities, making it an exceptional place to call home. NOTE: Disclosure and Vendor quote on file due to a basement leak in SW Bedroom. The List price reflects the anticipated cost to repair. See video tour- timestamp 1:13.