



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2, 8910 122 Avenue
Grande Prairie, Alberta

MLS # A2342994



\$479,900

Division:	Crystal Lake Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,142 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to The Shores, a peaceful 55+ community just east of Crystal Lake, where comfort, convenience, and a relaxed lifestyle come together. This beautifully maintained home is move-in ready and available for immediate possession, allowing you to settle in and start enjoying all it has to offer. The bright and inviting main floor features a spacious living room filled with natural light and anchored by a cozy fireplace, creating the perfect space to relax and unwind. The well-designed kitchen flows seamlessly into the dining area, providing an ideal setting for everyday meals or entertaining family and friends. Just outside, the spacious deck overlooks the beautifully landscaped backyard, offering a wonderful spot to enjoy your morning coffee, soak up the sunshine, or gather with friends on warm summer evenings. The main level offers a generous primary bedroom complete with a private ensuite, along with a comfortable second bedroom that would also make an ideal home office or den. Main floor laundry adds everyday convenience, while the attached 20' x 24' garage provides plenty of room for parking and storage. The undeveloped basement offers excellent potential for future development, giving you the flexibility to create additional living space, a hobby room, home gym, or whatever best suits your needs. With its bright interiors, functional layout, spacious outdoor living area, attached garage, and welcoming atmosphere, this home offers an easy and comfortable lifestyle in the desirable Shores 55+ community. Come experience the relaxed charm of The Shores and discover a place you'll be proud to call home.