



GRASSROOTS
REALTY GROUP

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**9305 Lakeshore Court
Grande Prairie, Alberta**

MLS # A2347038



\$729,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,536 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Private		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: Fridge, Stove top, Wall oven, Dishwasher, Washer x2 /Dryer x2, All Window Coverings, GDO's, Shed, Security system

Situated along the shores of Crystal Lake, this impressive 2,500 sq. ft. home offers an exceptional combination of space, thoughtful updates and beautiful south-facing lake views. With no rear neighbours, a fully developed basement and a heated triple garage, the property has been designed to offer comfortable everyday living with plenty of room to gather and entertain. Recent improvements include a NEW ROOF and insulation upgraded to R-60, adding even more value and peace of mind for the next homeowners. The main floor is bright and inviting, with expansive windows, hardwood and tile flooring, soaring ceilings and two gas fireplaces adding warmth throughout the living spaces. A dedicated office provides a convenient work-from-home option, while two separate living areas and two dining spaces create flexibility for both casual family life and hosting. At the heart of the home, the beautifully appointed kitchen features an oversized island, soft-close cabinetry, under-cabinet lighting and quality stainless steel appliances. Patio doors extend the living space outdoors to the expansive south-facing deck overlooking the lake and landscaped backyard. A half bath, excellent storage and laundry connections on the main level add further everyday convenience. Upstairs, the spacious primary retreat takes full advantage of the setting with large windows and its own private balcony overlooking Crystal Lake. Dual closets, convenient upper-level laundry and a luxurious ensuite with heated tile floors, dual sinks, a soaker tub and tiled shower complete the suite. Two additional generously sized bedrooms and a full bathroom are also found upstairs. The fully developed basement offers tall ceilings and an abundance of additional living space, including a family room, recreation area, two bedrooms, a beautifully finished bathroom, laundry and additional storage. Outside, the fully

fenced and landscaped backyard provides a private setting to enjoy the waterfront surroundings, while the heated triple garage with durable PVC flooring offers excellent space for vehicles, storage and hobbies. Striking curb appeal, a triple-width aggregate driveway and a sought-after Crystal Lake location complete this exceptional lakefront property.