



DON'T GAMBLE WITH YOUR HOME.
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9046 Lakeshore Drive
 Grande Prairie, Alberta

MLS # A2190029



\$499,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,538 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Pantry, Soaking Tub, Sump Pump(s), Wired for Sound		

Inclusions: GDO, Central AC, Shed

Welcome to desirable Lakeshore Drive! You won't want to miss this bright freshly painted 4 bed 3 bath fully developed modified bi-level with oversized triple heated garage & master suite. Featuring a heated garage, central air, central vac, massive multi-tiered partially covered deck, 62 foot wide fully fenced and landscaped yard, RV parking, In floor heating in basement, gas fireplace, natural gas line to BBQ and more. The grand entrance welcomes you with big windows & ample space for coming & going. The kitchen is loaded with gorgeous solid wood cabinets, stainless appliances, black tiled backsplash, corner pantry & a large island. There's a cozy gas fireplace in the living room & hardwood floor throughout the living areas. The oversized master bedroom is tucked away on it's own level & features a full ensuite with spa-like soaker tub, lots of counter space, separate shower & 10x6 walk-in closet! The main floor has two bedrooms, one with 12' ceilings & a walk-in closet. Laundry room is also on the main level. The basement with 10' ceilings is professionally finished with in floor heating, large rec. room, big bedroom, full bathroom & tons of storage. There is loads of room in the driveway and garage for an RV and all the toys. The backyard is ideal for entertaining with the huge multi tiered (partially covered) deck, with storage underneath & fully fenced in yard. Incredible location close to walking trails, schools & playgrounds!