

**12509 Lakeshore Drive  
Grande Prairie, Alberta**

**MLS # A2237927**



**\$590,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Lake Estates                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Modified Bi-Level                                                         |               |                   |
| <b>Size:</b>     | 1,653 sq.ft.                                                              | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Driveway, Garage Faces Front, Outside, Oversized, See Remarks, Triple Gar |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Irregular Lot, Landscaped, Lawn, See Remarks                              |               |                   |

|                    |                                             |                   |                                                      |
|--------------------|---------------------------------------------|-------------------|------------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                     | <b>Water:</b>     | Public                                               |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                      | <b>Sewer:</b>     | Public Sewer                                         |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -                                                    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade           | <b>LLD:</b>       | -                                                    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame             | <b>Zoning:</b>    | RG                                                   |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Garbag |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, See Remarks |                   |                                                      |

**Inclusions:** window coverings, shed

How high can the number of amazing features in this home get to?!? Get a long piece of paper because you're going to need it! Stunning home in prestigious 'Crystal Lake Estates' has air conditioning, walk-out basement, triple heated & finished garage and tons of parking including for an RV. This fully-finished, 4 bedroom & 3 bathroom, modified bi-level is just across the street from the enchanting 'Crystal Lake' and parks area with walking trails, viewing wharf & ample waterfowl, fun skate park & picnic areas. Interior shows off with sizeable entry & mudroom which has not only a coat closet, but door to the front & the garage AND door to the incredible backyard. Above the garage is the gigantic primary bedroom with multiple closets, and full ensuite including jetted tub & tiled separate shower. Main floor has a superb layout with living room having lovely flooring & gas fireplace, full bathroom, 1 bedroom, hall closet and delightful, bright laundry room with sink, cabinets, & closet for out of season wear. Heart of the home is the huge dining and kitchen area with gorgeous countertops & cabinets, tile flooring & backsplash, pantry, huge island with eat-up ledge that could easily seat 4, built-in oven & microwave and induction cooktop. Downstairs has 2 bedrooms, a 3-piece bathroom, utility room and flex room with fabulous windows. Space would make for an excellent office, den, craft or exercise room. Walk-out from there to the awesome yard with firepit area & enormous concrete patio area that has wiring for hot tub. Large composite upper deck with white aluminum railing overlooks & can access the backyard, which is framed with landscaped brickwork, stones & trees. The deck can be accessed from the dining area and will be just a wonderful area to entertain & make fantastic memories on. Mature trees out front and driveway parking can easily

accommodate 8 vehicles (!). Home is at end of road so traffic will be very minimal. Located steps away on the east side of the fabulous 'Crystal Lake' park area, walking trails, parks, playgrounds, and schools.