

**9305 Lakeshore Court  
Grande Prairie, Alberta**

**MLS # A2173134**



**\$625,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Crystal Lake Estates                      |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | 2 Storey                                  |               |                   |
| <b>Size:</b>     | 2,536 sq.ft.                              | <b>Age:</b>   | 2006 (18 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Heated Garage, Triple Garage Attached     |               |                   |
| <b>Lot Size:</b> | 0.20 Acre                                 |               |                   |
| <b>Lot Feat:</b> | No Neighbours Behind, Landscaped, Private |               |                   |

|                    |                        |
|--------------------|------------------------|
| <b>Heating:</b>    | Forced Air             |
| <b>Floors:</b>     | Carpet, Hardwood, Tile |
| <b>Roof:</b>       | Asphalt Shingle        |
| <b>Basement:</b>   | Finished, Full         |
| <b>Exterior:</b>   | Stone, Vinyl Siding    |
| <b>Foundation:</b> | Poured Concrete        |
| <b>Features:</b>   | See Remarks            |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | RS |
| <b>Utilities:</b> | -  |

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

Welcome to this remarkable 2,500 sq ft lakefront home, perfectly positioned on a spacious lot backing onto serene Crystal Lake with no rear neighbors. From the moment you arrive, the stunning curb appeal is sure to impress, showcasing large windows, two-story stone accents, and a triple-width aggregate driveway. Step inside to discover a beautifully updated interior featuring rich hardwood and tile flooring, two cozy gas fireplaces, main floor laundry hookups, and a dedicated office—ideal for today's flexible lifestyle. The open-concept dining area flows into the designer kitchen, outfitted with soft-close drawers, under-cabinet lighting, a generous island, and premium stainless steel appliances. This main level is an entertainer's dream, boasting two living spaces, two dining areas, and access to a sprawling, south-facing deck perfect for BBQs. The main floor is completed by a half bath, excellent storage solutions, and soaring ceilings that can accommodate a 12-14 ft Christmas tree. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite that offers bright windows, a private patio with tranquil lake views, dual closets, a second laundry area, and a spa-like ensuite with in-floor heating, double sinks, a soaker tub, and a tiled shower. The upper level also includes two additional generous bedrooms and a four-piece main bath. The fully developed basement provides even more living space with tall ceilings, complete with two bedrooms, a family room, a rec area, and a stylishly appointed bathroom, along with additional laundry and storage areas—perfect for larger families. The fully fenced and landscaped south-facing backyard is a private oasis, complete with a spacious deck ideal for entertaining. The triple heated garage, finished with durable PVC flooring, adds both functionality and style.

Blending luxury, comfort, and the beauty of lakefront living, this home is truly a masterpiece!