

# \$550,000 - 9034 Lakeshore Drive, Grande Prairie

MLS® #A2240312

**\$550,000**

4 Bedroom, 3.00 Bathroom, 1,634 sqft

Residential on 0.16 Acres

Crystal Lake Estates, Grande Prairie, Alberta

Gorgeous AIR-CONDITIONED Modified Bi-Level on Lakeshore Drive | 1634 SqFt + Fully Developed Basement

Pride of ownership shines throughout this beautifully maintained 4 bed, 3 bath home, just steps from Crystal Lake and paved walking trails.

The main floor features black quartz countertops, stainless fridge, breakfast bar, corner pantry, and updated laminate flooring throughout. Vaulted ceilings, gas fireplace, and large windows make the living room bright and welcoming. The dining area walks out to a 2-tier composite deck and landscaped backyard with a stone patio, raspberry bushes, and garden beds.

The spacious primary bedroom is privately located above the garage, featuring a large walk-in closet and ensuite with soaking tub and shower. One of the spare rooms also has a vaulted ceiling and walk-in closet.

Basement includes a 4th bedroom, full bath, wet bar, rec room, and 2 large storage rooms.

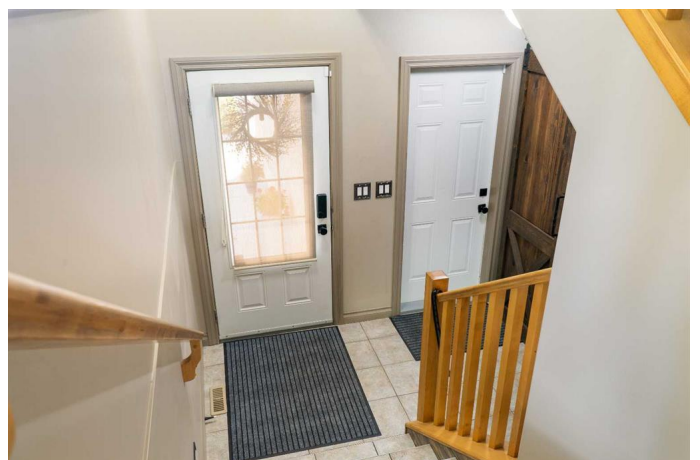
Additional features:

?? Triple heated garage

?? 6-car driveway + RV parking

?? Walking distance to Maude Clifford School

Shows 10/10 â€” A must see!



Built in 2005

## Essential Information

MLS® #

A2240312

|                |                   |
|----------------|-------------------|
| Price          | \$550,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,634             |
| Acres          | 0.16              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 9034 Lakeshore Drive |
| Subdivision | Crystal Lake Estates |
| City        | Grande Prairie       |
| County      | Grande Prairie       |
| Province    | Alberta              |
| Postal Code | T8X 8C8              |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Other                            |
| Parking Spaces | 7                                |
| Parking        | Driveway, Triple Garage Attached |
| # of Garages   | 3                                |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home              |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, None                                                                                        |
| Cooling           | Central Air                                                                                             |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Decorative, Family Room, Gas                                                                            |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Storage         |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Concrete        |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 27              |
| Zoning         | RG              |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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