

**12605 Lakeshore Drive**  
**Grande Prairie, Alberta**

**MLS # A2313320**



**\$649,900**

<b>Division:</b>	Crystal Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,043 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Pantry		

**Inclusions:** na

Located in a quiet cul-de-sac on a spacious pie-shaped lot, this beautifully maintained 5 bedroom, 4 bathroom home offers the perfect combination of space, comfort, and functionality for the growing family. With a double attached garage and an excellent location close to parks, schools, lake, and amenities, this property checks all the boxes. Step inside to a bright and welcoming entrance featuring an impressive open staircase and two separate living room spaces, perfect for entertaining or giving the family room to spread out. The upgraded kitchen is designed with both style and practicality in mind, complete with stainless steel appliances, ample cabinetry, and plenty of workspace for cooking and gathering. The main floor also includes a versatile bedroom or office space ideal for working from home. Upstairs you’ll find 3 generous bedrooms, including a spacious primary retreat featuring a beautiful ensuite with a relaxing soaker tub, walk-in shower, and plenty of room to unwind at the end of the day. The fully developed basement is built for entertaining, offering a large family room with projection TV setup, custom bar area, and an additional 5th bedroom along with another full bathroom, making it a great space for guests, teenagers, or extended family. Outside, enjoy the privacy and extra yard space that comes with a slight pie-shaped lot, all tucked away in a desirable cul-de-sac location. This is a fantastic opportunity to own a spacious family home in one of my favorite neighborhoods.