

# \$599,900 - 12602 Lakeshore Drive, Grande Prairie

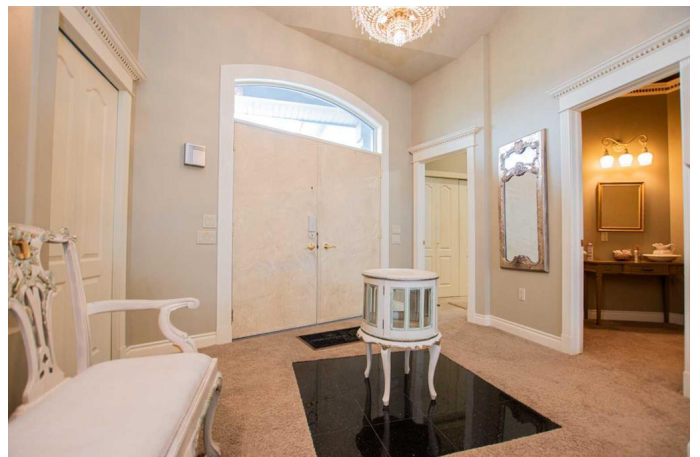
MLS® #A2176083

**\$599,900**

4 Bedroom, 4.00 Bathroom, 2,254 sqft  
Residential on 0.18 Acres

Crystal Lake Estates, Grande Prairie, Alberta

On Lakeshore Drive in a quiet cul-de-sac with no rear neighbours, backing onto the lake with walking trails is this custom ONE OF A KIND bungalow in the prestigious Crystal Lake Estates neighbourhood. First thing you will notice is the curb appeal of the brick driveway leading to a heated triple car garage, low maintenance front yard, large pillars and double doors. Upon entering, you are welcomed by a grand foyer with high ceilings, crystal chandelier, a coat closet and side staircase leading to the basement. Off the entry is the secondary entrance from the garage which hosts shelving, a sink and stacking washer/dryer combo. This laundry room also features additional closet space and toilet. Fall in love with all the natural light brought in by large windows with excellent views of a treed backyard, the walking trails and lake. The open floorplan leaves endless possibilities for furniture easily accommodating large sectionals or multiple pieces. A gas fireplace is a focal point of the room centered between all your windows. Custom ledges surround the room allowing for additional decor to be placed at higher levels. The spacious kitchen has tons of cabinets, plenty of counter space and additional storage above the cabinets. You have not one, but two corner pantries and a large island with sink, dishwasher and compactor built in. There is room for seating at the island as well as multiple options for counter seating. A patio door leads to a side deck just off the dining



area, where you will find a concrete deck with aluminum railing. Just off the main living space is the primary bedroom featuring a large closet with double doors. Connecting is the incredible 5pc ensuite, featuring his & her sinks both with multiple cupboards and drawers for storage. Heading further into the ensuite you will find a corner jetted tub surrounded by tiles, a separate standing glass shower and a massive walk-in closet to finish it off. The main floor has an additional room perfect for a study or den, as well as a half bathroom. Heading downstairs you don't feel like its a basement with the tall ceilings. It's an entertainers dream with a gorgeous wet bar complete with sink, mini fridge and microwave. There is a pool table (included) with above lighting, plenty of space for a home gym or rec/playroom space. A corner fireplace creates a cozy atmosphere where you still have room for a secondary living room. In the basement is one bedroom complete with a large closet and its own bathroom hosting double sinks and a standing shower. There are also two more good sized bedrooms, a full bathroom, a utility room with storage/cold room full of shelving. Enjoy the low maintenance backyard with a unique brick patio wrapped around the sides of the home. You will notice two air conditioning units, so staying cool in the summer is a huge bonus. The last thing setting this home apart from the others is the large bonus/storage room above the garage. Don't wait, book your showing today!

Built in 2005

### **Essential Information**

MLS® #	A2176083
Price	\$599,900
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,254
Acres	0.18
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	12602 Lakeshore Drive
Subdivision	Crystal Lake Estates
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 8C6

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind,

	See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 31st, 2024
Days on Market	155
Zoning	RG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.