

# \$579,900 - 9306 Lakeshore Court, Grande Prairie

MLS® #A2241152

**\$579,900**

5 Bedroom, 4.00 Bathroom, 2,251 sqft  
Residential on 0.15 Acres

Crystal Lake Estates, Grande Prairie, Alberta

## EXECUTIVE 5-BEDROOM HOME ON LAKESHORE COURT

Located in the prestigious Lakeshore Court, this fully developed 2-storey home offers a MASSIVE 3,370 sq ft of beautifully finished living space (2,250 sq ft above grade + 1,120 sq ft developed basement). With 5 spacious bedrooms, 3.5 bathrooms, and a main floor office, this property is ideal for large or growing families.

Step inside to find a warm, welcoming foyer that opens into the front living room and dedicated office—perfect for remote work or easily used as a sixth bedroom. The heart of the home is the open-concept kitchen, boasting maple cabinetry, tile backsplash, island with seating, and an adjacent breakfast nook, plus a formal dining area that flows into the family room with a cozy gas fireplace. Stylish Laminate flooring, modern tones, and a well-designed layout make this home both functional and elegant.

Upstairs features three bedrooms, including a generous primary suite with walk-in closet and a luxurious 5-piece ensuite with dual sinks, soaker tub, and separate shower. Two additional bedrooms share a full bath, and the oversized BONUS ROOM above the garage offers incredible flexibility—perfect as a home theatre, playroom, or gym.

The fully finished basement includes two more



bedrooms, a 4-piece bathroom, a dedicated laundry room, and a spacious rec room for relaxing, entertaining, or gaming.

Enjoy a fenced and landscaped backyard, entertaining deck, attached double garage, and RV PARKING—ideal for trailers, boats, or extra vehicles. Set on a quiet street near walking trails, parks, and Crystal Lake, this home delivers both lifestyle and convenience.

FEATURES:

- 5 Bedrooms + Office
- 3.5 Bathrooms
- BONUS ROOM
- Fully Finished Basement
- RV PARKING
- Lakeshore Court Location

Built in 2006

Essential Information

MLS® #	A2241152
Price	\$579,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,251
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9306 Lakeshore Court
Subdivision	Crystal Lake Estates
City	Grande Prairie

County	Grande Prairie
Province	Alberta
Postal Code	T8X 1S4

### Amenities

Parking Spaces	5
Parking	Aggregate, Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), French Door, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Gas Range, Microwave, Oven-Built-In, Refrigerator, Tankless Water Heater, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 18th, 2025
Days on Market	56
Zoning	low density residential

### Listing Details

Listing Office	Real Broker
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