

\$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

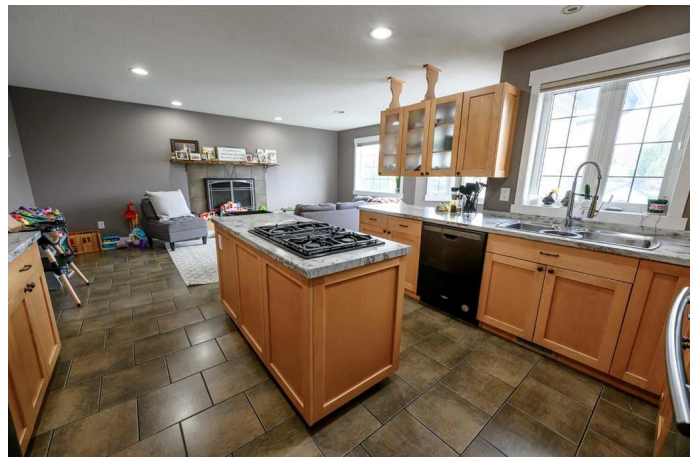
EXECUTIVE 5-BEDROOM HOME ON LAKESHORE COURT

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 officeâ€”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 flexibilityâ€”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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