



GRASSROOTS
REALTY GROUP

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12902 95 Street
Grande Prairie, Alberta

MLS # A2223066



\$339,900

Division:	Lakeland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,623 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry		

Inclusions: Shed

Tucked away in a serene, family-friendly neighbourhood on the outskirts of Lakeland, this beautifully updated 3 bedroom, 2 bathroom home is a rare find. With only one neighbour and backing onto the dog park—meaning no rear neighbours—you'll enjoy unmatched privacy and the peaceful ambience of mature trees and green space. Ideally located beside a playground and just minutes from schools and the scenic Crystal Lake walking trails, this home is perfect for families or anyone who values both community and a close connection to nature. Inside, you'll find an open-concept main living space filled with natural light and stylish updates throughout. The main floor features brand new flooring and trim, while the kitchen has been tastefully refreshed with new countertops, a modern backsplash, updated cupboards, and sleek hardware. The main bathroom has been recently fully renovated, and the lighting throughout has been thoughtfully upgraded to enhance the home's bright and inviting atmosphere. Major appliances have also been updated, including a new fridge and dishwasher (both 2 years old), a new washer and dryer (both 1 year old), and a brand new hot water tank (installed three months ago). The furnace has received a new circuit board (1.5 years ago) and a new blower (in 2010), offering peace of mind for years to come. Whether you're relaxing in your private backyard oasis, hosting gatherings in the open living space, or enjoying the nearby parks and trails, this home offers the perfect blend of comfort, style, and location. Don't miss your chance to own this gem in one of Grande Prairie's most desirable, nature-connected communities.