



GRASSROOTS
REALTY GROUP

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**9405 Lakeland Drive
Grande Prairie, Alberta**

MLS # A2224709



\$296,900

Division:	Lakeland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	820 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Irregular Lot		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All window coverings

This well maintained Lakeland home is perfect for the first time home buyer or investor. Walking into this bright home you are greeted with an open floor plan featuring a family room, dining area, a spacious kitchen, a full bath and two bedrooms. Patio doors off dining area to a large deck for entertaining. Downstairs there is a large family room with gas fireplace and partially finished 3rd bedroom. Large fenced yard complete this great home . Minutes away from school and parks