



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

13026 95 Street
Grande Prairie, Alberta

MLS # A2226714



\$359,900

Division:	Lakeland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,006 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Covers

STUNNING BI-LEVEL WITH WALKOUT BASEMENT AND NO REAR NEIGHBORS ON QUIET STREET IN LAKELAND! There is so much to love with this beautiful and updated bi level. The yard is beautiful with 2 tier deck, gazebo, gardens, no rear neighbors and stamped concrete lower pad off the walk out basement. Kitchen is well appointed and great for entertaining. Opens to dining and living room. Living room is cozy and features PROJECTOR AND SCREEN. Two good sized bedrooms (Large Master) and a full bath complete the main level. The walkout basement was recently professionally developed , with a very Chic palette (vinyl flooring, great for pets). Large bedroom, huge laundry room, full bath and an oversized living room that could become fourth bedroom. Every window you look our this home has green which is very rare in a newer home of this age. The perfect blend of great yard, privacy and pride of ownership come together to make this a winner at a great price-point.