



GRASSROOTS
REALTY GROUP

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13113 94A Street
Grande Prairie, Alberta

MLS # A2233480



\$290,000

Division:	Lakeland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,462 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neighbours Behin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: N/A

GREAT home on a massive pie shaped lot, with no rear neighbors! Walking into the home, there is a bright living room, with an open kitchen. On the upper level, there are three bedrooms and a full bathroom. In the basement, there is a huge family room that has a separate entrance to potentially suite out if desired. In the lowest level, there is another half bathroom and a bedroom that is almost finished and could easily be turned into the master with a large walk in closet and full ensuite. This is a great home in a fantastic neighborhood, on a huge lot. Come have a look!