



GRASSROOTS
REALTY GROUP

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

**9113 Lakeland Drive
Grande Prairie, Alberta**

MLS # A2237856



\$270,000

Division:	Lakeland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	740 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

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

Inclusions: N/A

Charming and Spacious Home with 4 Bedrooms – Ideal for Family Living! Step into the bright and welcoming top floor, where an open-concept kitchen, dining, and living area awaits. Enjoy ample counter space, solid wood cabinetry, and a pantry that provides all the storage you need. Large windows flood the space with natural light, creating a warm and inviting atmosphere. This level also features a full bathroom, a comfortable bedroom, and a door leading to your private deck—perfect for morning coffee or evening relaxation. The low-maintenance yard and two parking spaces add to the convenience. Downstairs offers even more space with three generously sized bedrooms, a second full bathroom, laundry area, and additional storage—making it ideal for growing families or hosting guests. Don’t miss the opportunity to own this well-designed, move-in-ready home!