

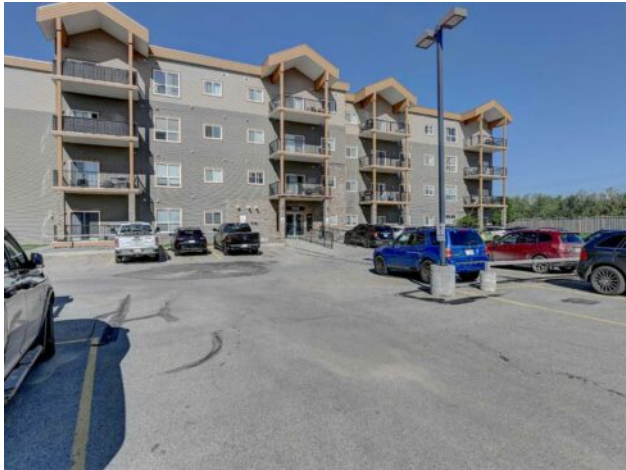


**GRASSROOTS**  
REALTY GROUP

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308, 9225 Lakeland Drive  
Grande Prairie, Alberta

MLS # A2245385



**\$172,900**

Division:	Lakeland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	743 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Other, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 588
Basement:	-	LLD:	-
Exterior:	See Remarks	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	See Remarks		

**Inclusions:** fridge, stove, dishwasher, washer, dryer.

This 2 bed 2 bath apartment is located on the 3rd level facing east on the North end of Grande Prairie. This unit shows really well with updated flooring, large kitchen with an eat up bar, in house laundry, 1 parking stall and 2 good sized bedrooms and bathrooms. This building is situated close to Ramonas Pizza, a convenience store, Superstore, the GP mall, Keddies and a short drive to the Clairmont industrial area. Condo fee includes: Common Area Maintenance, Heat, Parking, Professional Management, Reserve Fund Contributions, Sewer, Landscape and Snow Removal, Water. Great unit at a great price.