



**GRASSROOTS**  
REALTY GROUP

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**13014 90 Street**  
**Grande Prairie, Alberta**

**MLS # A2252370**



**\$329,000**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Check out this affordable 2 bedroom, 1 bathroom starter home with loads of upwards potential. This home is also perfect for the investor looking to add to their portfolio. It features a large living room, full sized kitchen, main bathroom, Master bedroom and second bedroom. Downstairs is undeveloped and offers a blank canvas for development. Your massive backyard is offers privacy, is fenced and delivers fantastic space for your family to grow into. Recent updates include fresh paint upstairs and new flooring in the bedrooms. This a great home, located in a neighbourhood close to convenience store, schools, multiple parks and has great accessibility to other areas of the City! Give your REALTOR&reg; a call today and make your next move.&nbsp;