



**9122 131 Avenue
Grande Prairie, Alberta**

MLS # A2295597



\$414,900

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|------------------|--|---------------|------------------|
| Division: | Lakeland | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,216 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Rectangular Lot | | |

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|--------------------|------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry | | |

Inclusions: Shed.

Thoughtfully designed and built in 2022 by Monarch Homes, this beautiful duplex in Lakeland is perfect for first-time home buyers or as an investment property. Featuring 3 bedrooms and 3.5 bathrooms, this home offers a bright open-concept layout filled with lots of natural light. The welcoming entry leads to a convenient powder room, while the spacious island kitchen boasts stainless steel appliances, an abundance of stylish two-tone cabinetry, and direct access to the backyard from the dining area—ideal for everyday living and entertaining. Upstairs, you’ll find a generously sized primary bedroom with a walk-through closet leading to a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The fully developed basement offers a large family room perfect for entertaining, along with a 4-piece bathroom and a storage/laundry area. Outside, enjoy a fully fenced and landscaped backyard with recently planted trees, featuring a 10' x 14' pressure-treated deck and a large shed that matches the home. Conveniently located close to schools, walking trails, parks, and shopping amenities, this home also comes with an existing New Home Warranty transferable to you! Don’t miss out—book your showing today!