



GRASSROOTS
REALTY GROUP

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

13022 95 Street
Grande Prairie, Alberta

MLS # A2304982



\$369,900

Division:	Lakeland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,700 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Pantry, Storage		

Inclusions: Shed

Beautifully maintained 4-level split in desirable Lakeland backing onto a treed municipal reserve! This spacious family home offers 4 bedrooms, 2 bathrooms, and multiple living areas with a functional layout for growing families. Bright main floor with open kitchen, dining, and living room, plus a large third-level family room with backyard access. Upper level features 3 bedrooms including a primary with walk-through closet connecting to the main 4 piece bath. Fully developed basement includes a 4th bedroom, 3-piece bath, laundry, and storage. Enjoy the private fully fenced yard with mature trees, covered deck, lower seating area, and large shed (with electrical). Recent updates include new shingles on full roof and shed (2021), plus new furnace (2024), hot water tank (2024), and dishwasher (2024). Lakeland has everything you need for an active lifestyle. A playground is just a few doors down, providing endless fun for children. A dog park is also nearby for your furry friends, ensuring they have a blast while you enjoy quality time outdoors. This home is situated close to schools, transit and shopping. This home is move-in ready in a fantastic family neighborhood!