



GRASSROOTS
REALTY GROUP

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13106 93 Street
Grande Prairie, Alberta

MLS # A2120092



\$259,900

Division:	Lakeland		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	850 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Situated in a quiet cul-de-sac, this semi-detached home boasts one of the largest lots in its price range, offering ample space and a peaceful setting. The main floor features an open concept layout with high ceilings, a large kitchen with an island, a spacious dining area, a half bathroom, and a living room filled with natural light. Downstairs, you'll find three bedrooms, including a master suite with an ensuite bathroom and walk-in closet, providing a private retreat. The lower level also includes a laundry room, another full bathroom, and plenty of storage space. This home is conveniently located just a block away from the Lakeland Plaza and Maude Clifford K-8 School, making it ideal for families or those looking for easy access to amenities.