



**GRASSROOTS**  
REALTY GROUP

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9045 131 Avenue  
Grande Prairie, Alberta

MLS # A2143621



**\$245,000**

Division:	Lakeland		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	773 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Investment opportunity or an affordable starter home\*\*\*5 min walk to Maude Clifford Public School and Lakeland Shopping Centre\*\*\*Hwy 670 east less than a minute away\*\*\*Very quiet street - residents only\*\*\*New shingles in 2021, new hot water tank 2018\*\*\*Bright open floor plan main level with vaulted ceiling\*\*\*Home has never been smoked in and never had pets\*\*\*Several new coats of paint over the years\*\*\*Well cared for unit with no major damages or needed repairs\*\*\*Central vacuum piping roughed in, needs a cannister\*\*\*Same owner since construction completed\*\*\*Main level: one bedroom and 4pc bath, Basement: 3 bedrooms, 4pc bath\*\*\*Primary bedroom in basement\*\*\*High ceiling in basement\*\*\*Deck on rear side with storage underneath\*\*\*2 concrete parking pads rear side\*\*\*Aluminum railing