9501 Lakeland Drive
Grande Prairie, Alberta

MLS # A2173046

$249,900

Division:	Lakeland
Type:	Residential/Duplex
Style:	Bi-Level, Side by Side

Size:	1,134 sq.ft.	**Age:**	2000 (25 yrs old)
Beds:	3	**Baths:**	2

Garage:	Driveway, Parking Pad, Paved, See Remarks, Shared Driveway, Side By Side
Lot Size:	0.08 Acre
Lot Feat:	Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Landscaped, S

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Linoleum		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full, Unfinished		**LLD:**	-
Exterior:	Vinyl Siding		**Zoning:**	RG
Foundation:	Poured Concrete		**Utilities:**	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, Pantry, See Remarks			

Inclusions:	Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, portable AC unit

Exceptional starter home or revenue property with bsmt suite potential in an amazing location in Lakeland close to bus stop, walking trails, and just 2 blocks from Elementary school, shops and restaurant! This bi-level style half-duplex has tons of potential with 1134 sq.ft. upstairs + unfinished bsmt. Open concept main floor features primary bedroom with walk-thru closet and full ensuite located on one end of the home separated by a spacious living room with beautiful North facing windows. 2nd & 3rd bedroom located on the back end of the home close to 2nd full bath, large storage closet (room for stacker washer/dryer) and large kitchen with tons of oak cabinets, corner pantry, black appliances and oversized dining nook. Great windows throughout with views of Crystal Lake and an easement on North side of the property for extra privacy. Bsmt is undeveloped with incredible ceiling height, tons of oversized windows and could easily be finished for additional living space OR converted with bsmt suite potential! Whatever your needs the possibilities are endless at a great price in a fantastic location!