



GRASSROOTS
REALTY GROUP

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13001 90A Street
Grande Prairie, Alberta

MLS # A2187494



\$345,000

Division:	Lakeland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,460 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Storage		

Inclusions: Shed

Welcome to Lakeland and a gorgeous home on a large corner lot across from Maude Clifford School! This home shows beautifully and has been updated in recent years, featuring new flooring, paint, and A/C. Fully fenced and landscaped yard, it also has two decks! On the main level, you'll find an open-concept living room, dining and kitchen area. The upper level offers 3 bedrooms and a full bathroom, with a door from the primary bedroom leading into the bathroom creating an ensuite. Downstairs, there's a massive entertainment room with a sliding patio door that opens to a huge new deck and a spacious backyard. The basement offers room to develop an additional bathroom and bedroom if desired. You're within walking distance to a dog park, miles of trails, shopping, restaurants, schools, and much more! This is an amazing property. Call your realtor today!