



**13001 90A Street  
Grande Prairie, Alberta**

**MLS # A2187494**



**\$345,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!