



**GRASSROOTS**  
REALTY GROUP

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**9364 Lakeland Drive  
Grande Prairie, Alberta**

**MLS # A2202516**



**\$277,500**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** N/A

Well-Maintained 4-Bedroom Half Duplex in Lakeland &ndash; Prime Investment Opportunity! Brand new Shingles being replaced in May. Welcome to this beautiful 2-storey half duplex located in the highly desirable community of Lakeland, Grande Prairie, AB. Offering 1,241 sq. ft. of living space, this well-maintained and exceptionally clean home is perfect for families, first-time buyers, or investors looking for a prime opportunity. Inside, you'll find a spacious layout with 4 bedrooms and 2.5 bathrooms, providing ample room for comfortable living. The fully finished basement adds extra living space, perfect for a recreation room, home office, or additional storage. The property features rear parking for convenience, and is situated in a sought-after neighborhood known for its parks, scenic trails, shopping, and schools&mdash;all just moments away. Investment Potential This half duplex is part of a full duplex listing, making it a fantastic investment opportunity. Live in one side while renting out the other to generate passive income, or add both units to your rental portfolio. ?? Key Features: ? 1,241 sq. ft. 2-storey half duplex ? 4 Bedrooms, 2.5 Bathrooms ? Fully Finished Basement for extra living space ? Rear Parking for added convenience ? Desirable Lakeland Community &ndash; close to parks, trails, shopping & schools ? Investment Potential &ndash; Option to purchase both sides of the duplex! Don't miss out on this incredible opportunity! Book your showing today.