



GRASSROOTS
REALTY GROUP

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**406, 9229 Lakeland Drive
Grande Prairie, Alberta**

MLS # A2204310



\$175,000

Division:	Lakeland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	864 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Outside, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	No Neighbours Behind		

Heating:	Natural Gas, Other	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 673
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	Other	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Elevator, Laminate Counters, See Remarks		

Inclusions: n/a

TOP FLOOR, CORNER! Looking to add to your investment portfolio? Looking for affordable condo living? This condo could be it! Rented for \$1695/month until May 31, 2025 and hasn't gone longer than 1 month vacant in over 10 years. Move in yourself and enjoy the freedom condo living offers- low monthly payments, low maintenance living! 2 bed/ 2 bath condo conveniently located in Lakeland. Open concept with bright windows. The balcony overlooks the beautiful prairies! In-suite laundry. This pet friendly condo has a well managed condo association with a strong reserve fund. Condo fees are \$673 inclusive of a parking stall and incl water, gas, garbage removal, lawn care, snow removal, as well as reserve contribution. Across from Maude Clifford School, convenience store, eating establishments & other amenities.