



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**401, 9225 Lakeland Drive  
Grande Prairie, Alberta**

**MLS # A2233159**



**\$176,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lakeland                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 779 sq.ft.                         | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | 0.00 Acre                          |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |  |
|--------------------|--|-------------------|--|
| <b>Heating:</b>    | Boiler, Natural Gas                        | <b>Water:</b>     | Public   |
| <b>Floors:</b>     | Carpet, Linoleum                           | <b>Sewer:</b>     | Public Sewer   |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 558   |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Other, Stone, Wood Frame                   | <b>Zoning:</b>    | RM   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | Cable, Electricity Connected, Natural Gas Connected, |
| <b>Features:</b>   | Elevator, Laminate Counters, Vinyl Windows |                   |  |

**Inclusions:** N/A

4th Floor unit in The Vistas at Crystal Lake - well kept 2 bedroom, 2 bathroom "end" unit in this affordable complex. This building has one elevator and 4 stories so this condominium unit is on the top floor. The space is very comfortable with an open design - the kitchen has a good amount of cabinets with an eating bar and overlooks the living room and dining area. The laundry facilities (stacker washer & dryer) are right in the unit located just off the entrance in a space that also offers good storage. There are patio doors to a deck that faces east and overlooks the parking area. This condominium is in a desirable and accessible neighborhood (Lakeland, Crystal Lake area) with a convenience shopping plaza & dining options right across the parking lot. There is an elementary school across the street and access to many walking paths in different directions and lots of park areas. The monthly condominium fee is \$588.00 and includes heat, water, sewer, garbage, professional management services, common area maintenance, and yard maintenance/snow removal; also a portion of your monthly fee goes to the designated reserve fund for ongoing maintenance. All parking stalls for owners are surface and assigned - this unit has #142. There is visitor parking with restrictions. The property taxes for this unit yearly are \$1642.00 (2025). This unit is currently Tenant occupied and would require 90 day notice to be vacant. Lovely unit in an affordable well looked after condominium complex that should be viewed.