



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

13014 90 Street
Grande Prairie, Alberta

MLS # A2252370



\$329,000

Division:	Lakeland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	903 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cleared		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions:	N/A
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Check out this affordable 2 bedroom, 1 bathroom starter home with loads of upwards potential. This home is also perfect for the investor looking to add to their portfolio. It features a large living room, full sized kitchen, main bathroom, Master bedroom and second bedroom. Downstairs is undeveloped and offers a blank canvas for development. Your massive backyard is offers privacy, is fenced and delivers fantastic space for your family to grow into. Recent updates include fresh paint upstairs and new flooring in the bedrooms. This a great home, located in a neighbourhood close to convenience store, schools, multiple parks and has great accessibility to other areas of the City! Give your REALTOR® a call today and make your next move.