



GRASSROOTS
REALTY GROUP

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12914 94A Street
Grande Prairie, Alberta

MLS # A2255890



\$335,000

Division:	Lakeland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,026 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Gravel Driveway, Off Street, On Street, Parking Pad, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	rs
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s)		
Inclusions:	Shed, Raised Garden Bed, Shelving		

A wonderful family home in LAKELAND! With great curb appeal, this bi-level floor plan gives you an open and welcoming entryway, wide stair way, and a vaulted main floor ceiling providing you ample natural light and giving you that spacious feel. On this main floor you have 2 bedrooms, 1 bathroom, and a large living room, dining space, with side deck access to BBQ! Kitchen with Tasteful Oak Cabinetry, Laminate Counter tops, Stainless Steel Appliances, and a walk-in corner Pantry. Basement is fully developed, with your laundry at the bottom of the stairs. 2 additional bedrooms with full sized windows so you don't feel like you're in a basement at all + another full bathroom, living room, storage space... and a kitchen option and secondary laundry option, because this property has SUITE POTENTIAL!!! Completely separate entrance as well as rear and front street parking. So If you want to off-set your mortgage by having a tenant, this property allows it! Or a mother in law suite, space for that teenager who craves their own space and doesn't want to move out... Plumbed for that kitchen, and stacked closet laundry. Completely fenced, nicely landscaped, with a rear deck, raised garden bed, PLUS A SHED! Walking paths near by. Playground a few steps from the property. Rear alley access to your rear parking spaces. Close to Schools; Holy Cross Catholic School, Maude Clifford Public School, and Harry Balfour! IMMEDIATE POSSESSION ON THIS ONE! Take the tour through today