



GRASSROOTS
REALTY GROUP

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12910 94 Street
Grande Prairie, Alberta

MLS # A2263964



\$369,900

Division:	Lakeland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,469 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance		

Inclusions: Shed

Updated + Spacious 4 level split home located on a quiet street in Lakeland subdivision with in walking distance to Maude Clifford School , Crystal Lake Walking/Biking Paths , Numerous Parks, And Amenities. As you pull up to your new home you will notice the brand new roof! Good sized tiled entry way with a must have coat closet welcomes you. Main level boasts popular open concept between the kitchen, dining and living room. Kitchen hosts ample counter + cabinet space, and must have corner pantry. Dining is grand allowing a table of any shape or size. Living room is spacious and has a lot of windows allowing natural all day long, and stunning vaulted ceiling on main level. Heading up a few stairs to the upper level you will find three bedrooms including the master bedroom with walk through closet into your full bathroom that has new vinyl plank flooring and vanity counter top. Heading to the third level which is a walk out basement presents a massive living room with laundry, and access to your back yard. Last level has a big 4th bedroom with walk in closet, wet bar or future suite set up as stove plug already installed, full bathroom, and under neath the living room huge storage space. Backyard is fully fenced , and has double gates with alley access which means you can park RV or build future garage or whatever your heart desires, and complimented with a shed for storage. Book your viewing today , as this home is turn key with the brand new roof, update flooring, paint, light fixtures , just pack your things and move on in!