



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9057 131 Avenue
Grande Prairie, Alberta

MLS # A2274281



\$299,900

Division:	Lakeland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	773 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Natural Gas Connected, Sewer Connected, Water Connected
Features:	Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Here is the ideal opportunity for a first-time home buyer, investor, or family looking to secure a well-kept property in a great neighbourhood. Located in Lakeland, this 4-bedroom, 2-bathroom bi-level 1/2 duplex offers a bright, open-concept floor plan designed for functional and comfortable living. The main floor features an open floor plan, spacious living room filled with natural light, a well-appointed kitchen with ample cabinetry, stainless steel appliances, gas stove, pantry, a dedicated dining area, a 4-piece bathroom, and a convenient main-floor bedroom. The fully developed basement includes 3 generously sized bedrooms, each with large windows that bring in plenty of natural light, along with a second 4-piece bathroom and a dedicated laundry space. Enjoy the south-facing, fully fenced backyard—perfect for kids, pets, or outdoor relaxation. Rear alley parking adds extra convenience. Updates include new vinyl plank flooring in the living room and main floor bedroom, new dishwasher, and shingles replaced in 2018, providing peace of mind for years to come. Situated close to Pat Gorman Park, Maude Clifford School, and a variety of shopping amenities, this home offers exceptional value in a family-friendly location. Don't miss your chance—book your showing today!