



**GRASSROOTS**  
REALTY GROUP

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**13021 95 Street**  
**Grande Prairie, Alberta**

**MLS # A2277499**



**\$273,000**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	619 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** N/A

New Roof Shingles in 2023! The main floor features the kitchen with pantry, dining room with access to deck/back yard, living room, half bath, and closet. Down through the split entry to three bedrooms, a laundry area, and a full bath. Located in a quiet cul-de-sac just a few blocks from Maude Clifford Elementary School, a convenience store, and restaurants. The property is tenant-occupied until January 31, 2026. Due to Tenant considerations, the photos uploaded are from before this Tenancy.