



GRASSROOTS
REALTY GROUP

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13109 94A Street
Grande Prairie, Alberta

MLS # A2287624



\$349,900

Division:	Lakeland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,430 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Great starter home or investment property located in a quiet cul-de-sac in Lakeland with NO REAR NEIGHBOURS + RV parking. This 4 level split offers 3 bedrooms 1 bathroom all on the upper floor while the main floor features open concept living, dining and kitchen. There is a convenient second family room located on the lower level which leads out to the huge pie shaped backyard. The lowest level is currently unfinished perfect for you to plan a 4th bedroom and second bathroom/laundry if you wish. ** This listing has been virtually staged for tenant privacy ** Home will be vacant end of march