



**GRASSROOTS**  
REALTY GROUP

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13022 95 Street  
Grande Prairie, Alberta

MLS # A2304982



**\$369,900**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,700 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Pantry, Storage		

**Inclusions:** Shed

Beautifully maintained 4-level split in desirable Lakeland backing onto a treed municipal reserve! This spacious family home offers 4 bedrooms, 2 bathrooms, and multiple living areas with a functional layout for growing families. Bright main floor with open kitchen, dining, and living room, plus a large third-level family room with backyard access. Upper level features 3 bedrooms including a primary with walk-through closet connecting to the main 4 piece bath. Fully developed basement includes a 4th bedroom, 3-piece bath, laundry, and storage. Enjoy the private fully fenced yard with mature trees, covered deck, lower seating area, and large shed (with electrical). Recent updates include new shingles on full roof and shed (2021), plus new furnace (2024), hot water tank (2024), and dishwasher (2024). Lakeland has everything you need for an active lifestyle. A playground is just a few doors down, providing endless fun for children. A dog park is also nearby for your furry friends, ensuring they have a blast while you enjoy quality time outdoors. This home is situated close to schools, transit and shopping. This home is move-in ready in a fantastic family neighborhood!