



404, 9225 Lakeland Drive
Grande Prairie, Alberta

MLS # A2321706



\$177,500

Division:	Lakeland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	747 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate

Roof: -

Basement: -

Exterior: Concrete, Wood Frame

Foundation: -

Features: Built-in Features

Water: -

Sewer: -

Condo Fee: \$ 582

LLD: -

Zoning: RM

Utilities: -

Inclusions: curtains

Enjoy low-maintenance living in this well-maintained top-floor 2-bedroom, 2-bathroom condo with quick possession available! This senior-owned home has been exceptionally cared for and offers a bright, open-concept layout with large patio doors leading to a covered west-facing deck where you can take in stunning sunset and mountain views. The spacious primary bedroom features a private 4-piece ensuite, while the second bedroom and additional 4-piece bathroom provide excellent flexibility for guests, family, or a home office. The deck is equipped with a natural gas BBQ hookup, perfect for outdoor entertaining. An assigned parking stall (#0144) is included, and the affordable condo fees of just \$582/month cover heat, water, garbage collection, and exterior maintenance for added peace of mind. This Condo complex has elevators, visitor parking, is professionally managed, and is close to bus stops and is right beside a small shopping complex with a Circle K, Pizza Place and is right across from an elementary school! As an added bonus, a brand-new stainless steel stove and refrigerator have been ordered and will be included for the new owner. The Condo board is going to be replacing the patio door, and there are some exterior updates to the buildings scheduled, and the \$4855 levy has already been paid by the owner! Pets may be allowed under 26.5 lbs, subject to condo board approval. Please click on the multimedia or video link to take the 3D virtual tour.