



GRASSROOTS
REALTY GROUP

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9026 131 Avenue
Grande Prairie, Alberta

MLS # A2330319



\$339,900

Division:	Lakeland		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,317 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		
Inclusions:	N/A		

Welcome to this well-maintained half duplex in the family-friendly community of Lakeland, with the added opportunity to purchase the other side as well! Offering immediate possession, this home is perfect for first-time buyers, investors, or anyone looking for a versatile home with excellent potential. The bright and open-concept main floor is designed for comfortable everyday living and entertaining. A charming front veranda provides the perfect spot to enjoy your morning coffee or unwind at the end of the day. Upstairs, you'll find three spacious bedrooms, including the primary bedroom complete with a walk-in closet and private ensuite, plus two additional bedrooms and a full bathroom. A convenient half bath is located on the main level. The unfinished basement provides endless possibilities to customize the space to suit your needs. Outside, enjoy a fully fenced and landscaped backyard with a deck, perfect for relaxing or hosting family and friends. Ideally located close to schools, parks, shopping, and everyday amenities, this move-in ready home offers exceptional value in a great neighborhood. Don't miss your chance to own one side—or both—of this fantastic property!