



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

13005 90 Street
Grande Prairie, Alberta

MLS # A2330975



\$374,900

Division:	Lakeland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,020 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Gazebo		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Tankless Hot Water

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: N/A

Welcome to this cozy bi-level in the desirable community of Lakeland! Features 5 bedrooms and 2 full bathrooms. The functional main floor offers a living room, a kitchen with ample cabinetry and an adjoining dining area perfect for everyday living. The fully developed basement expands your living space with a large family room, two additional bedrooms, a full bathroom, and storage. Stay comfortable during the summer heat with central air conditioning and the convenience of on demand hot water. Step outside to enjoy the fully fenced backyard, with a newly built gazebo, the perfect space to relax, entertain, or enjoy summer evenings with family and friends. Conveniently located close to schools, parks, walking trails, shopping and other amenities, this move in ready home offers the perfect combination of comfort, functionality and location. Don't miss your opportunity to make this beautiful Lakeland property your next home.