



**GRASSROOTS**  
REALTY GROUP

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**401, 9225 LAKELAND Drive**  
**Grande Prairie, Alberta**

**MLS # A2179448**



**\$174,900**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	805 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 558
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to this inviting 4th-floor condo in the highly sought after neighbourhood - Lakeland. With 2 spacious bedrooms and 2 full bathrooms, this home offers a perfect blend of comfort and convenience in a quiet, family-friendly environment. Enjoy an open-concept layout featuring a bright living area and a private balcony, ideal for unwinding after a long day. Take advantage of the convenience of having a shopping plaza and a school just steps away, everything you need is right at your doorstep. Tenant occupied unit currently paying \$1575 a month (month to month)