

**13002 93A Street  
Grande Prairie, Alberta**

**MLS # A2180088**



# \$314,900

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	906 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, shed

Amazing location for this fully developed and recently updated starter home in Lakeland! Dbl front parking + corner lot gives you additional guest parking or access for future backyard RV pad! Spacious front entry with vinyl plank flooring and new paint throughout coupled with vaulted ceilings offers an expansive main floor space that is sure to impress. Open concept main features side farming windows, feature electric fireplace and nice -sized dining. Kitchen features ash maple cabinets included appliances, side storage racks and additional side-bar counter; great for entertaining! Backyard features South facing patio and is fully fenced and landscaped with included shed! 2 bedrooms up and main floor bath complete the upper level. The bsmt was just recently completed with brand new carpet, paint, large bright windows, rec room space with corner feature wall, large bedroom with walk-in closet, 2nd full bath and 4th bedroom just off laundry space. This home is move-in ready and shows great, quick possession available!