

**13001 90A Street
Grande Prairie, Alberta**

MLS # A2187494



\$345,000

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|------------------|---|---------------|-------------------|
| Division: | Lakeland | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,460 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Landscaped, Lawn | | |

| | | | |
|--------------------|---------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Pantry, Storage | | |

Inclusions: Shed

Welcome to Lakeland and a gorgeous home on a large corner lot across from Maude Clifford School! This home shows beautifully and has been updated in recent years, featuring new flooring, paint, and A/C. Fully fenced and landscaped yard, it also has two decks! On the main level, you'll find an open-concept living room, dining and kitchen area. The upper level offers 3 bedrooms and a full bathroom, with a door from the primary bedroom leading into the bathroom creating an ensuite. Downstairs, there's a massive entertainment room with a sliding patio door that opens to a huge new deck and a spacious backyard. The basement offers room to develop an additional bathroom and bedroom if desired. You're within walking distance to a dog park, miles of trails, shopping, restaurants, schools, and much more! This is an amazing property. Call your realtor today!