

**13018 90 Street  
Grande Prairie, Alberta**
**MLS # A2200876**


# \$355,000

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Shed

Well cared for bi-level home and one of the better priced homes for the size. You get over a 1,000 sqft with 5 bedrooms, 2 full bathrooms & built in 2006! Like hello, if you're looking for a good deal, you've found it! A double CEMENT parking pad on the front, wonderful curb appeal, lush green grass front and back. A spacious entrance way this incredibly cute having a bench, hooks and who doesn't love some shiplap. Upstairs you have a large living room with an even bigger window letting in that natural light for all you plant lovers. An open concept therefore the spacious dining area isn't too far with patio doors out to the deck. U-Shaped kitchen that features; tiled backsplash, big pantry, over the range microwave, corner sink and newer flooring. The two bedrooms upstairs are generous in size as you can see in the measurements. How cute is that baby room? The main bathroom doesn't disappoint given the amount of space and a linen closet. A MASSIVE Master Bedroom fits a king bed, 2 end tables and a dresser plus a GIGANTIC walk-in closet(seriously, it's 44 sqft). The basement is completely developed with an enormous rec room, full bathroom and 2 bedrooms with cabinets+counter top for potential future kitchen/suite. The backyard is the bomb because it has a deck, dog run, patio, 10' x 20' Shed(with an upper deck inside), fenced, landscaped, plenty big, west facing yard which means lots of sun in the afternoon & evening. This home is turn key and is ready for you!