

**9113 Lakeland Drive  
Grande Prairie, Alberta**

**MLS # A2237856**



**\$270,000**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	740 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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>	Laminate Counters, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

Charming and Spacious Home with 4 Bedrooms &ndash; Ideal for Family Living! Step into the bright and welcoming top floor, where an open-concept kitchen, dining, and living area awaits. Enjoy ample counter space, solid wood cabinetry, and a pantry that provides all the storage you need. Large windows flood the space with natural light, creating a warm and inviting atmosphere. This level also features a full bathroom, a comfortable bedroom, and a door leading to your private deck&mdash;perfect for morning coffee or evening relaxation. The low-maintenance yard and two parking spaces add to the convenience. Downstairs offers even more space with three generously sized bedrooms, a second full bathroom, laundry area, and additional storage&mdash;making it ideal for growing families or hosting guests. Don&rsquo;t miss the opportunity to own this well-designed, move-in-ready home!