

**13029 90 Street**  
**Grande Prairie, Alberta**

**MLS # A2301424**



**\$404,900**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	2006 (20 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>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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), High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** Window Coverings

This home boasts the definition of pride of ownership , as soon as you pull up with the outstanding landscaping. Heading on inside a spacious tiled entry way welcomes you with must have entrance coat closet. Main level hosts popular open concept between the kitchen, dining and living room with elegant vaulted ceilings. Kitchen has adequate cabinet + counter space, updated counter tops, stainless steel appliances, and of course corner pantry. Dining is sizeable allowing a dining table of any shape or size, with exterior door to deck for BBQ season.... which is right around the corner. Living room is a good size with large windows allowing natural light all day long. Heading up a few stairs you will find three good sized bedrooms including the primary bedroom with walk through closet to full bathroom. Making our way to the third level you will find massive second living room with walk out entry to your backyard. Fourth level is developed into a large fourth bedroom with walk in closet, stunning full bathroom, and laundry/utility room with ample storage space. Backyard is fully fenced with two decks great for our summers and entertaining, as well as wood shed wonderful for storage. Icing on the cake there is extensive upgrades completed to the home between 2021-2025 including kitchen backsplash, kitchen countertops, decks/patios, carpet down stairs, windows/doors/shingles, bathroom in basement, kitchen appliances and lots of landscaping this home will be sure to check all your boxes book a viewing today!