

9405 Lakeland Drive  
Grande Prairie, Alberta

MLS # A2224709



## \$299,900

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Irregular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, All window coverings

This well maintained Lakeland home is perfect for the first time home buyer or investor. Walking into this bright home you are greeted with an open floor plan featuring a family room, dining area, a spacious kitchen, a full bath and two bedrooms. Patio doors off dining area to a large deck for entertaining. Downstairs there is a large family room with gas fireplace and partially finished 3rd bedroom. Large fenced yard complete this great home . Minutes away from school and parks