

**206, 9225 Lakeland Drive**  
**Grande Prairie, Alberta**

**MLS # A2282598**



**\$169,900**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 670
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

*\*Back on market due to buyer's circumstances changing\* Trying to avoid the ever-rising rental rates in Grande Prairie? It's time to consider condo ownership! This bright, freshly painted, well-kept corner unit has large windows, plenty of natural light, and beautiful sunset views. This unit features two bedrooms located on opposite sides for privacy, along with two full bathrooms for everyday convenience. No carpet throughout, making it easy to clean and maintain. In-suite washer, dryer, and dishwasher are included, plus one dedicated parking stall for added convenience. Perfect for a comfortable, low-maintenance lifestyle, this unit is ideal for both self-living and as a rental investment. With very few condos on the market, you'll want to act QUICK! Call your trusted real estate professional today!*