ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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9029 131 Avenue
Grande Prairie, Alberta

MLS # A2346821

$289,000

Division:	Lakeland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	715 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	4	**Baths:**	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

GREAT FIRST HOME OR RENTAL PROPERTY! Welcome to this 4-bedroom, 2-bathroom home located in Lakeland, just blocks from walking trails, parks, schools, shopping and other amenities. The main floor features a bright open-concept living room with vaulted ceilings, kitchen and dining area, creating a comfortable and functional space. The home has been freshly painted throughout, giving it a clean and refreshed feel. The basement offers 3 good-sized bedrooms, a full bathroom and laundry room. Situated on a quiet street with a double concrete parking pad at the rear, accessible from the paved back alley. Whether you're looking for your first home or an investment property, this is a great opportunity. Available for immediate possession—come see it today!

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