

13014 94 Street
Grande Prairie, Alberta

MLS # A2349169



\$389,900

Division:	Lakeland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,487 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Nestled in a tranquil corner of Lakeland, this charming, fully finished four-level split offers exceptional value for first-time buyers and savvy investors alike. The property boasts beautiful curb appeal, with lush trees, colorful flowers and manicured shrubs creating an inviting first impression. Step inside to a spacious entryway complete with a handy coat closet. Upstairs, the main living area is wonderfully bright and airy, with a well-proportioned living room, dining room, and kitchen – all distinct yet beautifully connected. The kitchen features ample counterspace, a convenient corner pantry, and sleek stainless steel appliances. From the dining area, step out to the private, fully fenced rear garden – perfect for summer barbeques or letting the children and pets play safely. Upstairs, you’ll find a generous master bedroom with an expansive walk-in wardrobe and private access to the family bathroom. An additional bedroom completes this floor. The first lower level offers versatile space for a second lounging area, home office, gym, playroom, or whatever you desire, and benefits from direct walk-out access to the backyard. The fourth level features a third spacious bedroom, second bathroom, laundry/utility room, and a massive crawl space for all your storage needs. Outside, the delightful rear garden is fully fenced and private, boasting mature landscaping, a ground-level deck, and a practical storage shed. This is an exceptional opportunity in a peaceful, family-friendly location. Seller is a licensed REALTOR in Alberta.