

13001 90A Street
Grande Prairie, Alberta

MLS # A2187494



\$345,000

Heating: Forced Air
Floors: Vinyl Plank
Roof: Asphalt Shingle
Basement: Full, Partially Finished
Exterior: Vinyl Siding
Foundation: Poured Concrete
Features: Open Floorplan, Pantry, Storage

Inclusions: Shed

Division: Lakeland
Type: Residential/House
Style: 4 Level Split
Size: 1,460 sq.ft. **Age:** 2006 (19 yrs old)
Beds: 3 **Baths:** 1
Garage: Off Street, Parking Pad
Lot Size: 0.13 Acre
Lot Feat: Back Yard, Corner Lot, Landscaped, Lawn

Water: -
Sewer: -
Condo Fee: -
LLD: -
Zoning: RS
Utilities: -

Welcome to Lakeland and a gorgeous home on a large corner lot across from Maude Clifford School! This home shows beautifully and has been updated in recent years, featuring new flooring, paint, and A/C. Fully fenced and landscaped yard, it also has two decks! On the main level, you'll find an open-concept living room, dining and kitchen area. The upper level offers 3 bedrooms and a full bathroom, with a door from the primary bedroom leading into the bathroom creating an ensuite. Downstairs, there's a massive entertainment room with a sliding patio door that opens to a huge new deck and a spacious backyard. The basement offers room to develop an additional bathroom and bedroom if desired. You're within walking distance to a dog park, miles of trails, shopping, restaurants, schools, and much more! This is an amazing property. Call your realtor today!