

\$345,000 - 13001 90a Street, Grande Prairie

MLS® #A2187494

\$345,000

3 Bedroom, 1.00 Bathroom, 1,460 sqft
Residential on 0.13 Acres

Lakeland., Grande Prairie, Alberta

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!

Built in 2006

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2187494 |
| Price | \$345,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,460 |
| Acres | 0.13 |



| | |
|------------|---------------|
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 13001 90a Street |
| Subdivision | Lakeland. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8X 0A9 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Open Floorplan, Pantry, Storage |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Storage |
| Lot Description | Landscaped, Back Yard, Corner Lot, Lawn |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 14th, 2025 |
| Days on Market | 95 |
| Zoning | RS |

Listing Details

Listing Office

Grassroots Realty Group Ltd.

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