

# **\$355,000 - 13042 90 Street, Grande Prairie**

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MLS® #A2214241

## **\$355,000**

5 Bedroom, 2.00 Bathroom, 1,035 sqft  
Residential on 0.13 Acres

Lakeland., Grande Prairie, Alberta

Is this the one? The one you've been trying to find but someone beat you to the punch?

WELCOME HOME! This refreshed home has seen some nice updates over the years.

Located in LAKELAND, with many of all amenities you could desire nearby, plus schools and parks, playgrounds and the lake.

This location is truly desirable! This bi level home sits on a large pie-shaped lot, with a 12x12 Shed! RV Parking, and a parking pad suitable for 2 vehicles. Inside you have a nice practical entryway with a coat closet. Stairs to your main floor and stairs to your NEWLY FINISHED basement. Main floor gives you a nice open living room space, with a dining room that allows access to your back deck/steps to your backyard. Kitchen is beautifully done, and so beautifully kept.

Ample counter AND cupboard space, a corner sink with a window, a corner pantry with wood shelving! Down the hall you have your 2 main floor spare bedrooms, and a full sized bathroom. Your primary bedroom fits a king sized bed and still allows a good amount of space for bedroom furniture! A large walk in closet, and a door into that main bathroom for such convenience. The basement welcomes you with its large open spaces! Fit a living room set down here, a games corner or BAR spot. Your second full sized bathroom, 2 MORE bedrooms, your utility room/laundry room, and some storage rooms, too. This home comes at such an affordable and appealing price, you're going to want to book



in with your favourite agent and tour through this home quickly!

Built in 2006

### Essential Information

MLS® #	A2214241
Price	\$355,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.13
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	13042 90 Street
Subdivision	Lakeland.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0A9

### Amenities

Parking Spaces	4
Parking	Driveway, Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Land
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, O
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 23rd, 2025
Zoning	RS

**Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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