

**13042 90 Street**  
**Grande Prairie, Alberta**

**MLS # A2214241**



**\$355,000**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,035 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** FRIDGE, STOVE, MICROWAVE/RANGE, DISHWASHER, WASHER/DRYER, WINDOW BLINDS, BACKYARD SHED

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!