

12910 94 Street Grande Prairie, Alberta

MLS # A2263964



\$374,900

| Division: | Lakeland | | | | |
|-----------|---|--------|-------------------|--|--|
| Type: | Residential/Hou | ıse | | | |
| Style: | 4 Level Split | | | | |
| Size: | 1,469 sq.ft. | Age: | 2002 (23 yrs old) | | |
| Beds: | 4 | Baths: | 2 | | |
| Garage: | Parking Pad | | | | |
| Lot Size: | 0.10 Acre | | | | |
| Lot Feat: | Back Lane, Front Yard, Landscaped, Lawn | | | | |

| Floors: Carpet, Laminate, Tile, Vinyl Sewer: - Roof: Asphalt Shingle Condo Fee: - Basement: Full LLD: - Exterior: Mixed Ps | Heating: | Forced Air, Natural Gas | Water: | - |
|---|-------------|-------------------------------|------------|----|
| Basement: Full LLD: - | Floors: | Carpet, Laminate, Tile, Vinyl | Sewer: | - |
| . u. | Roof: | Asphalt Shingle | Condo Fee: | - |
| Evterior: Mixed 7oning: DS | Basement: | Full | LLD: | - |
| Exterior. Mixed Zonnig. RS | Exterior: | Mixed | Zoning: | RS |
| Foundation: ICF Block Utilities: - | Foundation: | ICF Block | Utilities: | - |

Features: Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance

Inclusions: Shed

Updated + Spacious 4 level split home located on a quiet street in Lakeland subdivision with in walking distance to Maude Clifford School , Crystal Lake Walking/Biking Paths , Numerous Parks, And Amenities. As you pull up to your new home you will notice the brand new roof! Good sized tiled entry way with a must have coat closet welcomes you. Main level boasts popular open concept between the kitchen, dining and living room. Kitchen hosts ample counter + cabinet space, and must have corner pantry. Dining is grand allowing a table of any shape or size. Living room is spacious and has a lot of windows allowing natural all day long, and stunning vaulted ceiling on main level. Heading up a few stairs to the upper level you will find three bedrooms including the master bedroom with walk through closet into your full bathroom that has new vinyl plank flooring and vanity counter top. Heading to the third level which is a walk out basement presents a massive living room with laundry, and access to your back yard. Last level has a big 4th bedroom with walk in closet, wet bar or future suite set up as stove plug already installed, full bathroom, and under neath the living room huge storage space. Backyard is fully fenced , and has double gates with alley access which means you can park RV or build future garage or whatever your heart desires, and complimented with a shed for storage. Book your viewing today , as this home is turn key with the brand new roof, update flooring, paint, light fixtures , just pack your things and move on in!