

**13001 90A Street**  
**Grande Prairie, Alberta**

**MLS # A2187494**



**\$355,000**

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

**Heating:** Forced Air

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Open Floorplan, Pantry, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** Shed

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!