

# \$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	97
Zoning	RS

### Listing Details

Listing Office

Grassroots Realty Group Ltd.

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