

401, 9225 LAKELAND Drive  
Grande Prairie, Alberta

MLS # A2179448



**\$174,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lakeland                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Low-Rise (1-4)           |               |                   |
| <b>Size:</b>     | 805 sq.ft.                         | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                  |                   |        |
|--------------------|------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                | <b>Condo Fee:</b> | \$ 558 |
| <b>Basement:</b>   | -                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | See Remarks      | <b>Zoning:</b>    | RM     |
| <b>Foundation:</b> | -                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks      |                   |        |

**Inclusions:** n/a

Welcome to this inviting 4th-floor condo in the highly sought after neighbourhood - Lakeland. With 2 spacious bedrooms and 2 full bathrooms, this home offers a perfect blend of comfort and convenience in a quiet, family-friendly environment. Enjoy an open-concept layout featuring a bright living area and a private balcony, ideal for unwinding after a long day. Take advantage of the convenience of having a shopping plaza and a school just steps away, everything you need is right at your doorstep. Tenant occupied unit currently paying \$1575 a month (month to month)