

305, 9229 Lakeland Drive
Grande Prairie, Alberta

MLS # A2206570



\$185,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Lakeland | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 731 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 589 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RM |
| Foundation: | - | Utilities: | - |
| Features: | Laminate Counters | | |

Inclusions: Pantry Cupboard in closet, Curtain Rods

Charming and recently updated 2 bed, 2 bath condo on the third floor with peaceful views to the north. Owner occupied with brand new appliances, modern plank flooring and fresh paint will set this unit apart from others. Primary suite with full ensuite bathroom and good closet space, large living area with natural light leading to balcony with natural gas line for BBQ, also featuring in-suite laundry & storage room. The property includes one titled parking stall and currently offers a leased 2nd stall. Situated opposite Maude Clifford School, it's close to a convenience store, eateries, and amenities in the Crystal Lake area. Pet-friendly and backed by a well-managed condo association. A great option as a maintenance free way to achieve home ownership or good potential as an investment.