



9106 131 Avenue
Grande Prairie, Alberta

MLS # A2173044

\$367,500



Division:	Lakeland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,400 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Builder to provide RPR, one year builders warranty, 10 year Alberta New Home Warranty

Put your trust in one of Grande Prairie's top builders and multi-year builder of the "Dream Home". Unique Home Concepts "The Hawthorne" (Job#641) located in Lakeland is walking distance to school, parks & amenities. Open floorplan offers quartz counters, corner pantry & eating bar in kitchen. Half bath off the back entry is an added convenience. Head up to the second floor where you will find your large master bedroom complete with walk in closet & full ensuite. 2 more bedrooms as well as a full bathroom complete the upper level. Basement has so much potential and could be developed into a rec room, more bedrooms/bathrooms, family room, or whatever else you can think of. No rear neighbours for added privacy. Act soon and you may be able choose the colours & finishes you prefer.